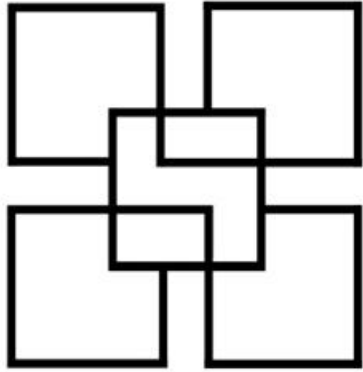


PY 2013

TRAVIS COUNTY
CDBG
ANNUAL
ACTION PLAN

10.1.2013 TO 9.30.2014

APPROVED BY TRAVIS COUNTY COMMISSIONERS COURT
ON AUGUST 6, 2013



TRAVIS COUNTY CDBG ACTION PLAN

Prepared by:

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TRAVIS COUNTY, TX

COMMISSIONERS COURT

Samuel T. Biscoe
Travis County Judge

Gerald Daugherty
County Commissioner,
Precinct Three

Bruce Todd
County Commissioner,
Precinct Two

Ron Davis
County Commissioner,
Precinct One

Margaret Gómez
County Commissioner,
Precinct Four

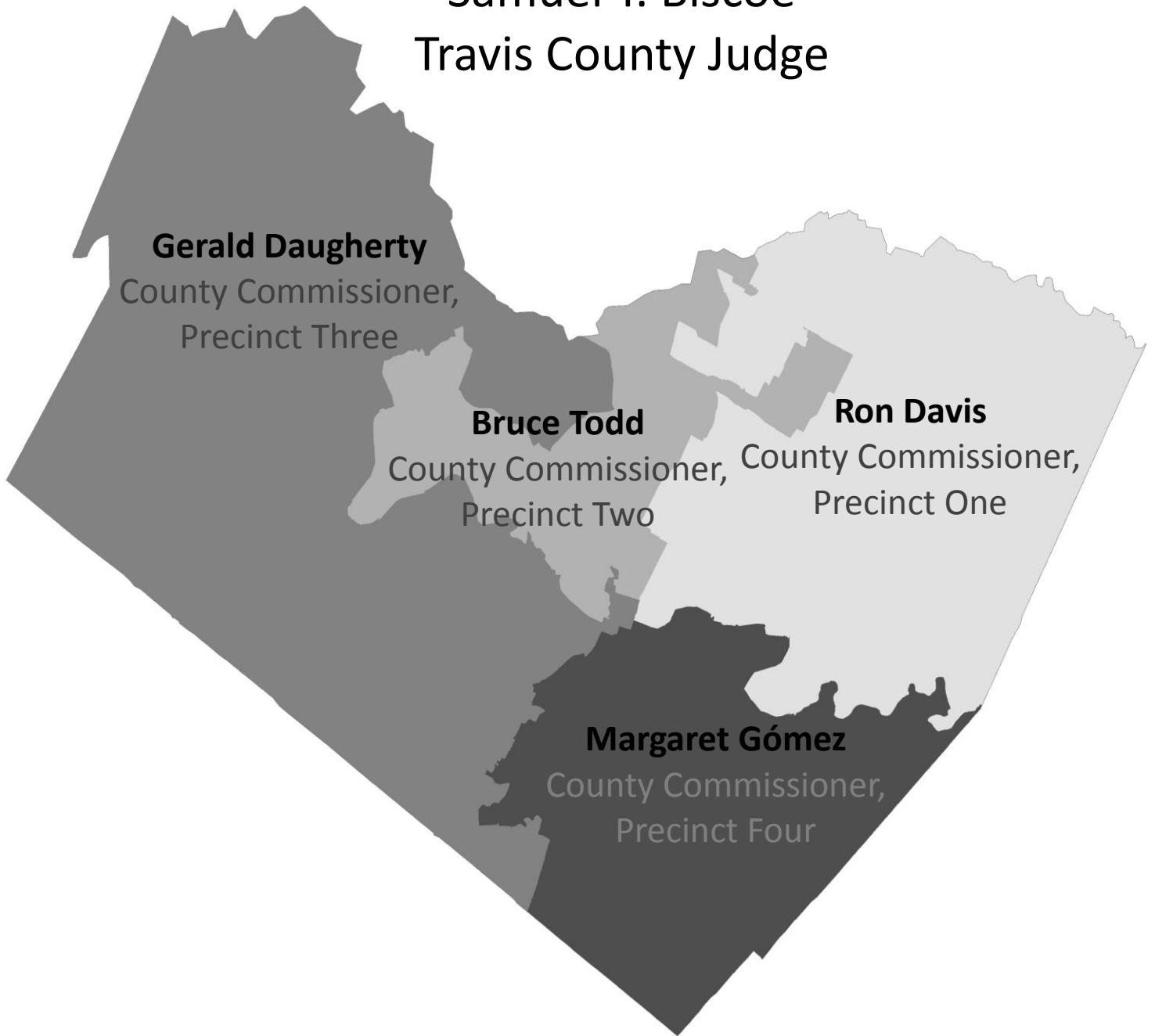
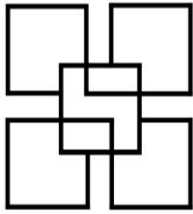


TABLE OF CONTENTS

STANDARD FORM 424	1
ACRONYMS	4
INTRODUCTION	5
EXECUTIVE SUMMARY	7
SECTION I: GENERAL QUESTIONS	12
ACTIVITIES TO BE UNDERTAKEN	12
ALTERNATE PROJECTS	25
CDBG CARRY OVER CHART	27
PERFORMANCE MEASUREMENTS	28
GEOGRAPHIC DISTRIBUTION OF PROJECTS	30
PUBLIC PARTICIPATION PROCESS	38
SUMMARY OF PARTICIPATION PROCESS	39
PUBLIC COMMENT PERIOD	41
PROJECT SELECTION PROCESS	42
MANAGING THE PROCESS AND INSTITUTIONAL STRUCTURE	43
SECTION II: HOUSING AND HOMELESS SERVICES	47
OVERVIEW OF HOUSING CONDITIONS	47
CDBG HOUSING INVESTMENTS	54
OVERVIEW OF HOUSING SERVICES SUPPORTED BY TRAVIS COUNTY	57
BARRIERS TO AFFORDABLE HOUSING	60
IMPEDIMENTS TO FAIR HOUSING CHOICE	63
OVERVIEW OF HOMELESS CONDITIONS	66
HOME/AMERICAN DREAM DOWN PAYMENT INITIATIVE	70
EMERGENCY SHELTER GRANT (ESG)	70
SECTION III: NON-HOUSING COMMUNITY DEVELOPMENT AND OTHER ACTIONS	71
OVERVIEW OF NON-HOUSING COMMUNITY DEVELOPMENT NEEDS	71
OVERVIEW OF NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES SUPPORTED BY TRAVIS COUNTY	73
NON-HOUSING COMMUNITY DEVELOPMENT INVESTMENTS	74
ANTI-POVERTY STRATEGY	76
POPULATIONS WITH SPECIALIZED NEEDS	78
LEAD-BASED PAINT	80
SPECIFIC HOPWA OBJECTIVES	81
APPENDICES	
APPENDIX A: ALTERNATE PROJECTS	82
APPENDIX B: PUBLIC PARTICIPATION AND COMMUNITY NEEDS IDENTIFIED FOR PY13	87
APPENDIX C: LAKE OAK ESTATES PRIMARY SURVEY RESULTS	108
APPENDIX D: CERTIFICATIONS	110



ACTION PLAN

STANDARD FORM 424

Date Submitted: 8/13/2013	Applicant Identifier: N/A	Type of Submission	
Date Received by state: N/A	State Identifier: N/A	Application	Pre-application
Date Received by HUD: 8/13/2013	Federal Identifier: 746000192	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Name: Travis County		UOG Code: TX489453	
Address: P.O. Box 1748		DUNS Number: 030908842	
City: Austin	State: Texas	Travis County Commissioners Court	
Zip Code: 78767		Health and Human Services	
		Executive Manager's Office	
Employer Identification Number (EIN)		County: Travis	
74-6000192		Grant Start Date: 10/01/13	
Applicant Type		Specify Other Type if necessary	
Local Government: County			
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: Street Improvements: Lake Oak Estates; Owner Occupied Housing: Home Rehabilitation; Social Work; Tenant's Rights and Fair Housing Counseling; Administration & Planning		Description of Areas Affected by CDBG Project(s): Unincorporated areas of Travis County and the Village of Webberville	
\$CDBG Grant Amount: \$ 909,925	\$Additional HUD Grant(s) Leveraged:	Describe:	
\$Additional Federal Funds Leveraged:	\$Additional State Funds Leveraged:	0	
\$Locally Leveraged Funds:	\$Grantee Funds Leveraged:		
\$Anticipated Program Income: 0	Other (Describe):		

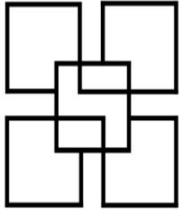
Total Funds Leveraged for CDBG-based Project(s):		
Home Investment Partnerships Program		14.239 HOME
HOME Project Titles: N/A		Description of Areas Affected by HOME Project(s):
\$HOME Grant Amount:	\$Additional HUD Grant(s) Leveraged:	Describe:
\$Additional Federal Funds Leveraged:		\$Additional State Funds Leveraged:
\$Locally Leveraged Funds:		\$Grantee Funds Leveraged:
\$Anticipated Program Income:		Other (Describe):
Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles: N/A		Description of Areas Affected by HOPWA Project(s):
\$HOPWA Grant Amount:	\$Additional HUD Grant(s) Leveraged:	Describe:
\$Additional Federal Funds Leveraged:		\$Additional State Funds Leveraged:
\$Locally Leveraged Funds:		\$Grantee Funds Leveraged:
\$Anticipated Program Income:		Other (Describe):
Total Funds Leveraged for HOPWA-based Project(s):		
Emergency Shelter Grants Program		14.231 ESG
ESG Project Titles: N/A		Description of Areas Affected by ESG Project(s):
\$ESG Grant Amount:	\$Additional HUD Grant(s) Leveraged:	Describe:
\$Additional Federal Funds Leveraged:		\$Additional State Funds Leveraged:
\$Locally Leveraged Funds:		\$Grantee Funds Leveraged:
\$Anticipated Program Income:		Other (Describe):
Total Funds Leveraged for ESG-based Project(s):		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 10, 21 and 25	Project Districts 10, 21 and 25		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
First Name: Samuel	Middle Initial: T.	Last Name: Biscoe	
Title: County Judge	Phone: 512-854-9555	Fax: 512-854-9535	
Email: Sam.Biscoe@co.travis.tx.us	Website: www.traviscountytexas.gov/cdbg	Other Contacts: Sherri E. Fleming and Christy Moffett P: 512-854-4100 F: 512-854-7140	
Signature of Authorized Representative			Date Signed: 08/06/2013

ACRONYMS

Throughout this report, the reader will note the following acronyms:

ADA	Americans with Disabilities Act
AI	Analysis of Impediments to Fair Housing Choice
AP	Action Plan
CAPER	Consolidated Annual Performance Evaluation Report
CDBG	Community Development Block Grant
CFR	Code of Federal Regulation
Con-Plan	Consolidated Plan (governs CDBG Programs)
CPD	Community Planning and Development (part of HUD)
CPP	Citizen Participation Plan
EA	Environmental Assessment
ESG	Emergency Shelter Grant
FHA	Federal Housing Administration (part of HUD)
FSS	Family Support Services (a Travis County Social Service Program)
HACT	Housing Authority of Travis County
HHS/VS	Travis County Department of Health & Human Service and Veteran Services
HOME	HOME Investment Partnership Program (HUD's Program)
HOPWA	Housing Opportunities for Persons with AIDS (HUD's Program)
SAP	Accounting Software used by Travis County
HUD	United States Department of Housing and Urban Development
IDIS	Integrated Disbursement Information System (HUD's Financial Management System)
LMI	Low- and Moderate-Income (80% or below median household income)
MFI	Median Family Income
OMB	Office of Management and Budget
PY	Program Year
PY13	Program Year 2013
RFP	Request for Proposals
RFQ	Request for Qualifications
TC	Travis County
TCHFC	Travis County Housing Finance Corporation
TxDOT	Texas Department of Transportation
TNR	Travis County Department of Transportation and Natural Resources
URA	Uniform Relocation Act



INTRODUCTION

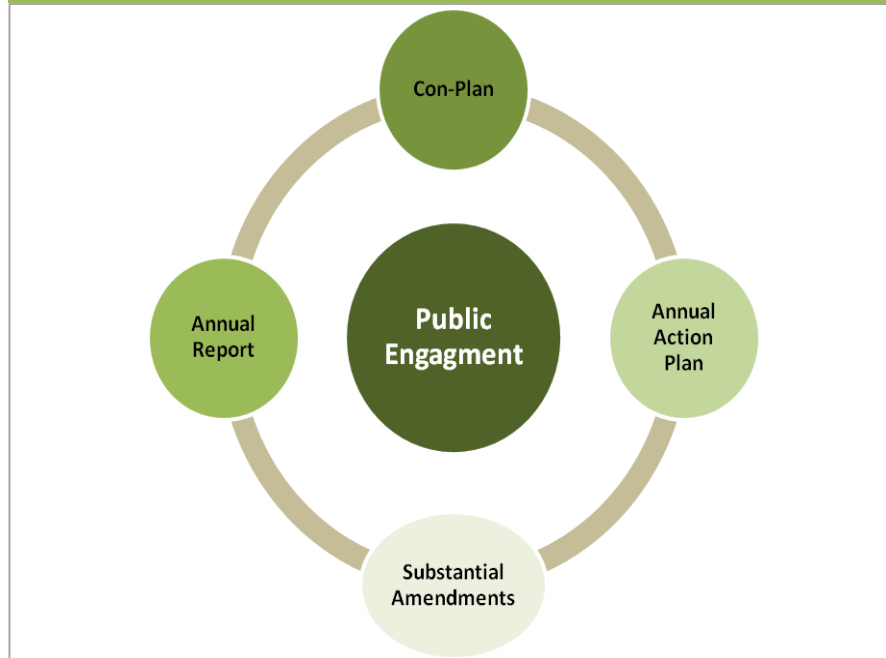
The Community Development Block Grant (CDBG) initiative is a federal grant program administered by the U.S. Department of Housing and Urban Development (HUD). It provides annual grants to cities and counties to carry out community development activities aimed at revitalizing neighborhoods, improving affordable housing options, and providing improved community facilities and services.

Based on its population, in 2006, Travis County qualified as an urban county, a federal designation which afforded the County the opportunity to apply for CDBG funds. That year, Travis County applied and received CDBG funds for the first time and has continued to receive funding since 2006. The County's annual allocation is based on a HUD-designed formula that takes into account the county's population size, poverty rate, housing overcrowding, and age of housing.

Usage of CDBG funds must meet a number of parameters set nationally by HUD and locally by the County. Federal regulation requires that a minimum of 70% of the CDBG funds focus on projects that benefit low- and moderate-income residents. Additionally, Travis County's allocation specifically targets residents living in the unincorporated areas of the county and the Village of Webberville. To be eligible, the activities must meet one of the following HUD national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Address other community development needs that present a serious and immediate threat to the health and welfare of the community.

The administration of the CDBG program follows a cycle that includes the drafting of a Consolidated Plan, an Action Plan, and an annual evaluation. The Consolidated Plan (Con-Plan) identifies the County's community and housing needs and outlines the strategies to address those needs over a three-year period. The Annual Action Plan (AP) defines the specific activities to be undertaken during each program year (PY) to address the priorities established in the Con-Plan. An evaluation is conducted annually to assess yearly accomplishments. The evaluation is called the Consolidated Annual Performance Evaluation Report (CAPER).

Figure 1: CDBG Cycle

The figure above is a simplified visual representation of the CDBG planning cycle. As shown, citizens have a central role in setting the priorities to be addressed and defining projects to tackle identified needs.

The Travis County Health and Human Services & Veterans Service Department (HHS/VS) serves as the lead agency designated by the County to administer the CDBG grant and act as the single point of contact with HUD.

EXECUTIVE SUMMARY

The Travis County Program Year 2013 (PY13) Action Plan lists the projects and activities the County will undertake beginning October 1, 2013 to meet the goals and objectives outlined in the PY11-PY13 Consolidated Plan. The Action Plan details how the County will use the CDBG funds and describes other available resources to address the County's housing and non-housing community development needs.

Public Input

The Action Plan highlights different opportunities the public had to provide input on the usage of the CDBG funds for PY13, different mechanisms used for public outreach, and the results of the information gathered. The PY13 Action Plan marks the third year of the Travis County CDBG Program's second Consolidated Plan.

During the months of February and March, the County held public hearings and solicited proposals for CDBG projects. The opportunity to participate was advertised on the Travis County website (www.co.travis.tx.us/CDBG) and the seven community centers. Advertisements also appeared in newspapers of general circulation including *Hill Country News*, *The Oak Hill Gazette*, *The Villager*, *The Austin Chronicle*, *Pflugerville Pflag*, *Lake Travis View*, and *Westlake Picayune*; and the Spanish language newspapers *Ahora Si* and *El Mundo*. In addition, notifications were sent by mail and e-mail to service providers, county residents who had previously attended public hearings, community liaison departments of schools districts, and to neighborhood associations; and were notices posted on the CDBG Facebook and Twitter pages. The announcements were made available in English and Spanish.

Two public hearings at Travis County Commissioners Court were held on July 2, 2013 and July 9, 2013 and a 30-day public comment period occurred from June 24, 2013 to July 24, 2013 to solicit final comment on the proposed uses of CDBG funds for PY13.

Proposed Activities for Program Year 2013

Travis County is anticipating to receive \$909,925 in grant funds for PY13 and is proposing to use these funds for the following activities:

1. Street Improvements: Lake Oak Estates: \$425,000

The street improvements project will improve several substandard roads in the Lake Oak Estates neighborhood and support project management costs. This is a three-phase project, with the third phase to be funded in PY13 to complete roadway construction. This project will be implemented by Travis County Transportation and Natural Resources (TNR) Department.

2. Home Rehabilitation: \$177,940

The Home Rehabilitation project will fund minor home repair services up to \$24,999 per property to move homes towards Housing Quality Standards for low- and moderate-income homeowners in the CDBG service area. The anticipated impact will be seven (7) homes owned by households at or below 80% Median Family Income (MFI) that will receive home repairs under a deferred loan, forgivable after five (5) years. Meals on Wheels and More, Inc. is the designated subrecipient of these funds.

3. Public Services-Social Work Services Expansion: \$75,000

The social work project funds the equivalent of one full-time (FTE) social work position, and related operating expenses, to provide expanded outreach and case management services to clients in the CDBG service area. This project will be implemented by the Family Support Services Division of Travis County HHS/VS.

4. Public Services-Tenant's Rights and Fair Housing Counseling: \$50,000

This program will expand existing fair housing and tenant's rights services in the CDBG service area to approximately 68 households. Austin Tenant's Council is the designated subrecipient.

5. Administration & Planning: \$181,985

The funds allocated for administration will pay for the operating expenses associated with the grant, and funds a portion of the salaries for the CDBG Planners and the TNR Senior Engineer. These positions are responsible for project development, action plan and annual report development, monitoring, project implementation, contract management, and reporting, among other tasks related to administration and planning.

The following figure summarizes the proposed projects and allocations for PY13, and the categories under which each project falls.

Figure 1. Detailed Project Recommendations for PY13

Community Development (must be at least 65% of Total Allocation)

Street Improvements at Lake Oak Estates

The project will improve several substandard roads in the neighborhood. The first phase of the project, funded with PY11 funds, included design, environmental and related services. The second phase of the project, funded in PY12, included construction of improvements for about half the roadways in the subdivision. During the third phase of the project, proposed for PY13, all streets will be completed. The project includes funds for a TNR Senior Engineer to act as a project manager. The improvements impact 126 people, of which, 86% are considered low-to-moderate income based on the primary survey.

\$425,000

Owner-Occupied Housing: Home Rehabilitation

This project will fund minor home repair services to move homes towards Housing Quality Standards for low- and moderate-income homeowners in the CDBG service area. The program seeks to improve the energy efficiency, physical living conditions, and safety in owner-occupied homes. A 0% interest, forgivable 5-year loan up to \$24,999, with no required annual or monthly payments, is available. The impact will be seven (7) homes owned by households at or below 80% MFI.

\$177,940*

Housing and Community Development total (66 %):

\$602,940

Public Services (capped at 15% of Total Allocation)

Social Work Expansion

This project funds the equivalent of one FTE social work position and related operating expenses to provide services to clients in the CDBG service area. Social Work services include case management, information and referral, non-clinical counseling, crisis intervention and outreach. This project will be administered by the Travis County HHS/VS, Family Support Services Division. The impact will be assistance to 400 individuals living at or below 80% MFI.

\$75,000

Tenant's Rights and Fair Housing Counseling

This program will expand existing fair housing and tenant's rights services in the CDBG service area, and proposes to serve approximately 68 people of which 51% must be at or below 80% MFI. Fair housing services include: fair housing counseling, fair housing complaint processing and testing in support of an individual complainant. Tenant's Rights services include: telephone counseling and in-person mediation, as needed.

\$50,000

Public Service total (14 %):

\$125,000

Administration and Planning (capped at 20 % of Total Allocation)	
Administration & Planning The funds allocated for administration will pay for the operating expenses associated with the grant including office supplies, training, contracted services, interpreting, fair housing activities, membership, the Consolidated Plan and Action Plan, annual report, reporting and other business related expenses. Additionally, the funds will pay for a portion of the salaries for the CDBG Planners and the TNR Senior Engineer. These positions are responsible for project development, action plan and annual report development, monitoring, and reporting among other responsibilities.	\$181,985
Administration and Planning Total (20%):	\$181,985
Total award by HUD:	\$909,925

*Additional funds in the amount of \$33,885 of unallocated PY12 grant funds will be allocated to the Home Rehabilitation project for a total funding level of \$211,825 for this program in PY13.

Past Performance

The 2012 program year marked the seventh year Travis County has received CDBG funds. Funds from program years 2006-2011 are being spent concurrently. As the projects are implemented, internal monitoring is taking place to assure grant compliance and project effectiveness. HUD monitored Travis County's CDBG program in April 2010 with no findings and one concern related to timely spending of funds and again in June 2013 with the preliminary results being the same as 2010.

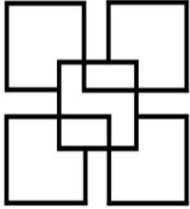
Timely Spending of Funds

As part of the mandate from Congress to administer the CDBG program, each year HUD determines whether each CDBG entitlement is carrying out its activities "in a timely manner." HUD conducts an analysis of each entitlement's timeliness of spending 10 months into each grant year. For Travis County, the test occurs every August. The threshold for compliance with timeliness is having no more than 1.5 times the current year's allocation unspent. The Program did not achieve timeliness with a ratio of 2.38 for its August 2012 timeliness test. Due to one slow-moving project and a complicated environmental review for another project, it is anticipated that the Program will not achieve timeliness by August 2013 with an estimated ratio of 2.66; however, it is yet undetermined what the final ratio will be.

Alternate Project List for PY2013

In the event that the projects identified for this program year are delayed, canceled, or performed at a

lower cost than the budgeted amount, the Travis County CDBG program plans to pursue one or more of the projects listed in the Alternate Project List (See Appendix A). Planning for such circumstances allows the CDBG program to direct the funds toward pre-identified alternate projects in a timely manner. This also saves resources that would otherwise be used to add or delete projects through the customary Substantial Amendment process described in the Citizen Participation Plan. The County amended its Citizen Participation Plan in July 2010 to include the parameters of the use and adequate review of Alternate Projects.



SECTION I: GENERAL QUESTIONS

ACTIVITIES TO BE UNDERTAKEN

Project # 1: Lake Oak Estates Substandard Road Improvement - \$425,000

Project Description

The Lake Oak Estates Neighborhood completed a primary survey in March 2011 and was identified as a low-to-moderate income area. The roads in the unincorporated areas of Lake Oak Estates need improvements and do not meet Travis County standards; therefore, the substandard roads are not accepted into the Travis County road maintenance program.

The street improvement scope of work may include, but is not limited to: 1) design services, 2) land surveying services, 3) geo-technical services, 4) drainage design services, 4) utility location and relocation coordination services, 5) environmental review and related regulatory permits, 6) acquisition of right of way and easements, and 6) construction.

The three-phased project includes improvements to sections of Cavalier Canyon Drive, Bowling Lane, Covenant Canyon Trail, Holly Lane and related cross streets. The improvements impact 126 people, of which, 85.7% are considered low-to-moderate income based on the primary survey. The first phase, funded with PY11 grant funds, included: 1) design services, 2) land surveying services, 3) geo-technical services, 4) drainage design services, 4) utility location and relocation coordination services, 5) environmental review and related regulatory permits, and 6) project management time.

Two of three phases have been funded thus far which allowed for design, construction of half of the roadways, and acquisition of easements. Funding for PY13 is proposed to fund the third and final phase of this project, which will allow for the construction of improvements for the remaining half the roadways in the subdivision (see Map of Lake Oak Phases below).

The project includes funds for a TNR Senior Engineer to act as a project manager.

Figure 2: Project 1 - General Project Information

CDBG Funding:	\$425,000
Leverage Funding:	Not Applicable
Program Delivery:	Travis County Transportation and Natural Resource Department
Program Oversight:	Travis County Health and Human Services & Veterans Service
Expected Start / Completion Dates:	Phase 1: June 2013, Design Phase concludes Phase 2: May 2013-August 2013, Construction begins Phase 3: September 2014, Construction completed
Location:	Lake Oak Estates, Precinct 3

Figure 3: Project 1 - Priority & Performance Measurement Information (HUD-prescribed)

Priority Need Category:	Infrastructure	Project:	Street Improvements
Eligible Activity:	Street Improvements	Outcome Category:	Sustainability
Objective Category:	Suitable Living Environment	Specific Objective:	Improve quality of public improvements for lower income persons
Citation:	570.201(c)	Accomplishment:	126 individuals
Eligibility:	LMA-Survey	Matrix Code:	03 K Street Improvements
Priority in the 2011-2013 Strategic Plan #:	High	Travis County HTE #:	HCUH01

Figure 4: Lake Oak Estates Project Location

LAKE OAK ESTATES PROJECT LOCATION

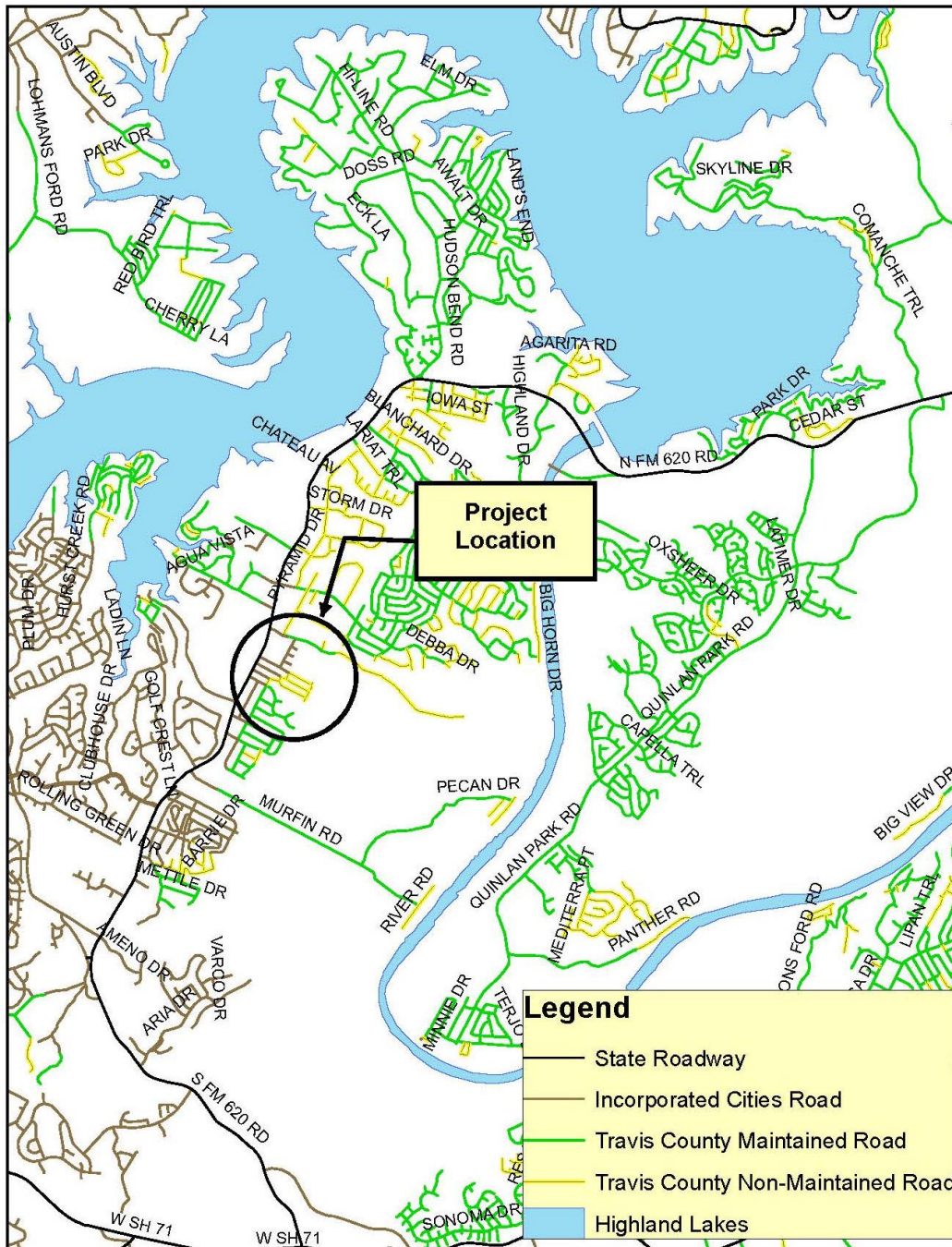


Figure 5: Lake Oak Estates Project Phases



Figure 6: Lake Oak Estates - Current Road Conditions



Project # 2: Home Rehabilitation - \$177,940

Project Description

This project funds minor home repair services for low- and moderate-income homeowners in the unincorporated areas of Travis County and the Village of Webberville, to move homes towards Housing Quality Standards. The program seeks to improve the energy efficiency, physical living conditions, and safety in owner-occupied homes. A 0% interest, forgivable 5-year loan up to \$24,999 with no required annual or monthly payments is available. The loan is forgiven at a pro-rata rate of 20% for each year of home ownership. Examples of potential improvements include, but are not limited to: connections of houses to long-term viable sources of water (not part of a stand-alone infrastructure project), complementing weatherization services of other funding sources, septic tank repairs, and electrical and plumbing repairs. In the event that program income is created, it will be reinvested into the existing Home Rehabilitation project.

These funds are targeted toward homeowners at or below 80% MFI in the CDBG service area. This project will be administered by Meals on Wheels and More, Inc. Some of the allocation will partially fund a CDBG Planner position to complete environmental paperwork, final inspections and sign off, and any other needed project delivery related costs.

Figure 7: Project 2 - General Project Information

CDBG Funding:	\$177,940
Leverage Funding:	To be determined
Program Delivery:	Meals on Wheels and More, Inc.
Program Oversight:	Travis County Health and Human Services & Veterans Service
Estimated Start/ Completion Date:	February 2014 –June 2014
Location:	Eligible homes in the unincorporated areas of Travis County and the Village of Webberville

Figure 8: Project 2 - Priority and Performance Measurement Information (HUD-prescribed)

Priority Need Category: Owner Occupied Housing	Project: Rehabilitation of existing units
Eligible Activity: Rehabilitation	Outcome Category: Availability/ Accessibility
Objective Category: Suitable Living Environment	Specific Objective: Improve the quality of owner housing
Citation: 570.202	Accomplishment: 7 houses
Eligibility: LMH	Matrix Code: 14A, Rehabilitation, Single Unit Residential
Priority in the 2011-2013 Strategic Plan #: High	Travis County HTE #: HCIH02

Project #3: Family Support Services (FSS) Social Work Services Expansion Project - \$75,000

Project Description

This program is an internal Travis County Health and Human Services & Veterans Service expansion of existing services. In PY11, the program was redesigned to increase program capacity to provide case management, information and referral, non-clinical counseling, crisis intervention and outreach in all four precincts of the unincorporated areas. The project is targeted to individuals who are at 80% MFI or below. The project will fund the equivalent of one FTE social worker who works at a Travis County HHS&VS facility; however, to reduce transportation barriers, the social worker provides the majority of service provision through home visits. Additionally, part of the funds will be used for outreach events, and operating expenses, such as items necessary to provide home based services, mileage, and training, among others.

Figure 9: Project 3 - General Project Information

CDBG Funding:	\$75,000
Leverage Funding:	TBD
Program Delivery:	Family Support Services (FSS) Division of the Travis County Health and Human Services & Veterans Service
Program Oversight:	Travis County Health and Human Services & Veterans Service
Expected Start/ Completion Date:	October 2013-September 2014
Location:	Households in the unincorporated areas of Travis County and the Village of Webberville

**Figure 10: Project 3 - Priority and Performance Measurement Information
(HUD-prescribed)**

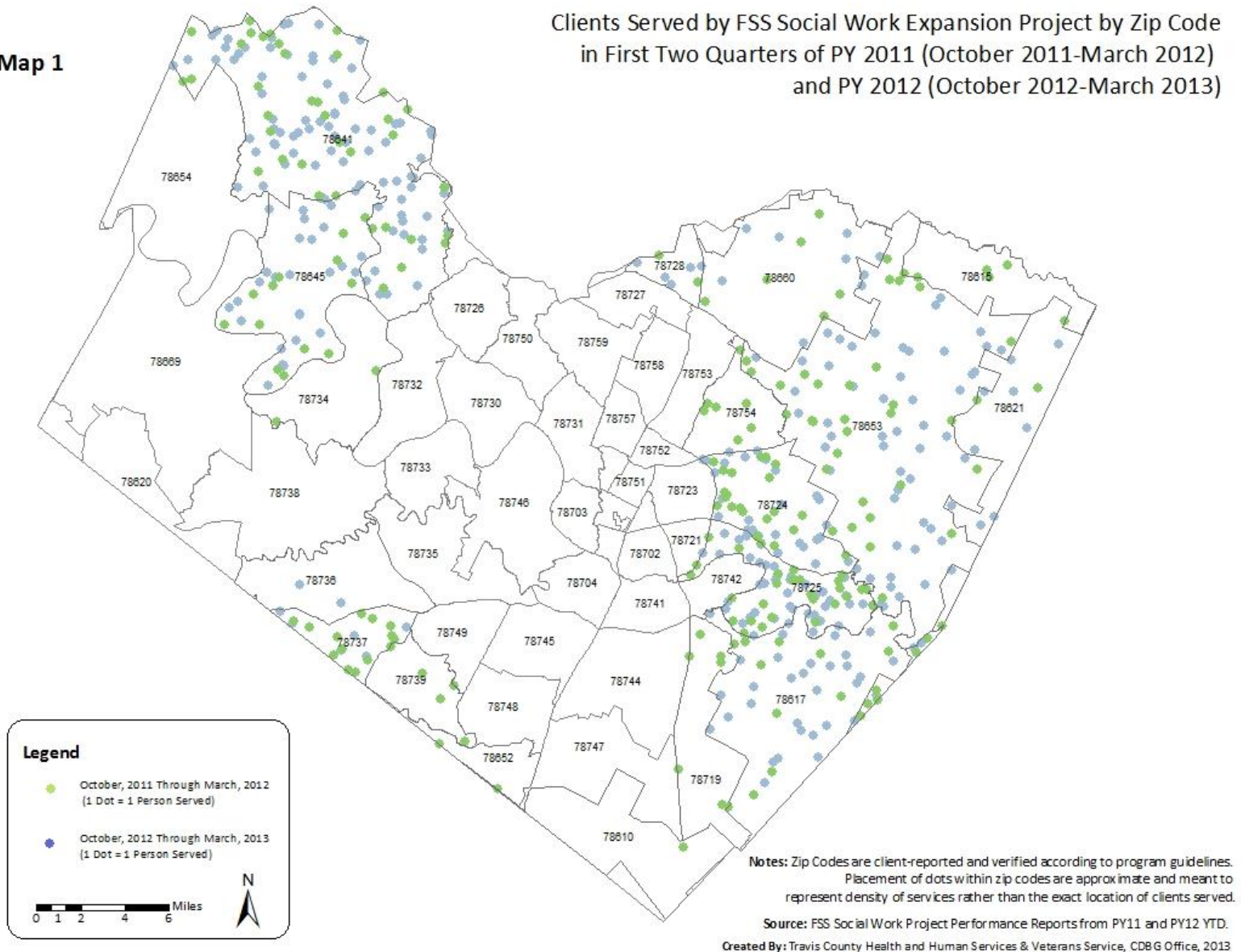
Priority Need Category:	Public Services, Other	Project:	Social Work Services Program
Eligible Activity:	Public Services	Outcome Category:	Availability / Accessibility
Objective Category:	Suitable Living Environment	Specific Objective:	Improve the availability of services for low/moderate income persons
Citation:	570.201(e)	Accomplishment:	400 Individuals
Eligibility:	LMC	Matrix Code:	05, Public Services (General)
Priority in the 2011- 2013 Strategic Plan #:	High	Travis County HTE #:	HSOH03

Project History

There has been a steady increase in the number of clients served by the social work program since PY07 when the project began. In PY07, 72 clients were served in two quarters, compared to 307 clients in the first two quarters of the current program year. As shown below, the social work expansion project continues to expand the geographic service area and number of clients served.

Map 1

Clients Served by FSS Social Work Expansion Project by Zip Code
in First Two Quarters of PY 2011 (October 2011-March 2012)
and PY 2012 (October 2012-March 2013)



Project # 4: Tenant's Rights and Fair Housing Counseling– \$50,000

Project Description

The funds are allocated for Tenant's Rights and Fair Housing Counseling for residents of the unincorporated areas and the Village of Webberville. This program will expand existing services in the unincorporated areas of the County and the Village of Webberville, and proposes to serve approximately 68 people. Tenant's Rights services include: telephone counseling and in-person mediation, as needed. Fair housing services include: fair housing counseling, fair housing complaint processing and testing in support of an individual complainant. Additionally, part of the funds will be used for allowable program delivery costs such as marketing materials and office supplies. At least 51% of the recipients will be at or below 80% of the Median Family Income (MFI). Because housing discrimination occurs at all income levels, the project will be allowed to service up to 33 households above 80% MFI. Austin Tenant's Council, designated as a sub-recipient, will provide these services.

Figure 11: Project 4 - General Project Information

CDBG Funding:	\$50,000
Leverage Funding:	Not Applicable
Program Delivery:	Austin Tenant's Council or other designated subrecipient
Program Oversight:	Travis County Health and Human Services & Veterans Service
Expected Start/ Completion Date:	September 2013-October 2014
Location:	CDBG Service Area

Figure 12: Project 4 - Priority and Performance Measurement Information (HUD-prescribed)

Priority Need Category:	Public Services, Other	Project:	Fair Housing Counseling & Testing
Eligible Activity:	Public Services	Outcome Category:	Availability/Accessibility
Objective Category:	Provide Decent Housing	Specific Objective:	Improve the availability of services for low/moderate income persons
Citation:	570.201 (e)	Accomplishment:	68 People
Eligibility:	LMC	Matrix Code:	05J, Fair Housing Activities
Priority in the 2011-2013 Strategic Plan #:	High	Travis County HTE #:	HSFH04

Project # 5: Administrative & Planning Expenses – \$181,985**Project Description**

The funds allocated for administration will pay for the operating expenses associated with the grant including office supplies, training, contracted services, interpreting, fair housing activities, membership, Action Plan, annual report, reporting and other business related expenses. Additionally, the funds will pay for a portion (100% and 60%) of the salaries for the two CDBG Planners (one full time and one part time), and a portion (25%) of the salary of a TNR Senior Engineer. These positions are responsible for project development, environmental reviews, action plan and annual report development, monitoring, and reporting and other tasks relating to administration and planning.

Figure 13: Project 5 - General Project Information

CDBG Funding:	\$181,985
Leverage Funding:	Travis County General Fund = estimated \$120,000
Program Delivery:	Travis County Health and Human Services & Veterans Service
Program Oversight:	Travis County Health and Human Services & Veterans Service
Expected Start/ Completion Date:	October 2013-September 2014
Location:	Not Applicable

Figure 14: Project 5 - Priority and Performance Measurement Information (HUD-prescribed)

Priority Need Category:	Not Applicable	Project:	Program Administration
Eligible Activity:	Administration and Planning	Outcome Category:	Not Applicable
Objective Category:	Not Applicable	Specific Objective:	Not Applicable
Citation:	570.206	Accomplishment:	Effective administration of the grant
Eligibility:	Not Applicable	Matrix Code:	21A, General Program Administration
Priority in the 2011-2013 Strategic Plan #:	Not Applicable	Travis County HTE #:	HAGH05

ALTERNATE PROJECTS

In July 2010, the Travis County Commissioners Court approved an amendment to the Citizen Participation Plan to allow for a list of alternate projects to be provided in the Annual Action Plan. This amendment provides the framework to allow the opportunity to have a list of projects that have the potential to be implemented quickly should a funded CDBG project experience cost savings, delays or barriers to completion.

Alternate Projects will contain the same level of information that funded projects contain in the Annual Action Plan to ensure appropriate review by the public. Approval by the Travis County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not the increase or decrease exceeds 25 percent. These actions will not require a substantial amendment since the alternate projects will have gone through a public review process saving 60 to 90 days prior to fund reallocation.

In the event that the projects identified for this program year are delayed, canceled, or are performed at a lower cost than the budgeted amount, the Travis County CDBG program plans to pursue one or more of following projects: Owner Occupied Housing: Home Rehabilitation; and/or Sustainability Onsite at Las Lomitas. *(Refer to Appendix A for details on each alternate project.)*

Figure 15: Proposed Alternate Projects for Program Year 2013**Community Development**

Project/Activities	Amount
<p>Owner Occupied Housing: Home Rehabilitation</p> <p>This project will fund minor home repair services to move homes towards Housing Quality Standards to low and moderate income homeowners in the CDBG service area. The program seeks to improve the energy efficiency, physical living conditions, and safety in owner-occupied homes. A 0% interest, forgivable 5-year loan up to \$24,999 with no required annual or monthly payments is available.</p>	Up to \$1 million
<p>Water, Wastewater and Design at Las Lomitas Neighborhood</p> <p>In order to get water and a wastewater solution to Las Lomitas, one of two directions can be taken:</p> <p>A. A two-part project (which is being proposed):</p> <ol style="list-style-type: none"> 1) An assessment of existing conditions and a comprehensive comparison of the feasibility, costs, and benefits of conventional water and wastewater options versus sustainable alternatives; 2) Implementation of sustainable water, wastewater, and climatic intervention infrastructure, per the outcomes of the study, for qualifying residents. <p>B. Traditional water connection, septic tank installation, design and easement acquisition.</p> <p>Either way can achieve the end goal to get water and wastewater to the community. The CDBG Office will work with TNR to determine which strategy is most feasible given the funding and needs as we continue to develop the project. This first infusion of funding would potentially pay for design, acquisition, and wastewater. Las Lomitas serves about 146 people and 31 housing units.</p>	Up to \$480,000

CDBG CARRY OVER CHART

This chart represents the estimated total CDBG dollars available for use during PY13 including estimated carry over amounts from PY06 through PY12. The percentages of the areas of investments for public services and administration and planning were calculated to demonstrate that the amounts allocated in each area do not exceed the program caps of 15% for public service and 20% for administration and planning.

Figure 16: CDBG Carry Over Chart

CDBG Area of Investment	CDBG Activity	PY 2013 Funds by Activity	Carry Over From PY06-PY12*	TOTAL	Percent of Activity Investment	Percent of CDBG Area Investment
Community Development	1. Street Improvements: Lake Oak Estates	\$425,000	\$326,598	\$751,598		
	2. Owner Occupied: Home Rehabilitation	\$177,940	\$650,000	\$827,940		
	3. Production of owner housing: Land Acquisition	N/A	\$2.86	\$2.86		
	4. Owner Occupied Housing, Direct Homeownership Assistance	\$0	\$745,000	\$745,000		
Public Services	5. Public Services, Other: Social Work Expansion	\$75,000	\$0	\$75,000	\$125,000	13.7%
	6. Fair Housing Counseling	\$50,000	\$0	\$50,000		
Administration & Planning	7. Administration & Planning	\$181,985	\$0	\$181,985	\$181,985	20%
TOTAL		\$909,925	\$1,721,601	\$2,631.526		

*The carry over numbers represent estimates of funds remaining at the end of the program year. These numbers may increase or decrease depending upon the draw downs and progress achieved by September 30, 2013. For the administration and Planning and Public Services categories, if the Program ends up with carry over balances at the end of the program year, the project savings will be allocated according to an alternate project or through substantial amendment.

PERFORMANCE MEASUREMENTS

Approximately 601 people will benefit from the projects proposed in the PY13 Action Plan. The following figure presents each proposed project with the corresponding outcome objective and performance indicator as prescribed by HUD's performance measurement framework.

Figure 17: Performance Indicators for the Proposed PY 2013 Projects

Specific Objectives	Outcome Objectives	Sources of Funds	Performance Indicators	Expected	Actual	Percent Completed
SL-1 Availability/Accessibility of Living Environment						
Public Services, Other	Improve the access to a suitable living environment by increasing the availability of services to low/mod income persons	CDBG	Number of people assisted with expanded access to a service	400	TBD	TBD
DH-1 Availability/Accessibility of Decent Housing						
Fair Housing Counseling	Improve access to decent housing for protected groups	CDBG	Number of people assisted	68	TBD	TBD
SL-3 Sustainability of Living Environment						
Street Improvements Lake Oak Estates	Improve the quality of public improvements for lower income persons by improving roads	CDBG	Number of people who will benefit from improved road	126	TBD	TBD
Homeowner Rehabilitation	Improve the quality of owner housing	CDBG	Number of housing units improved	7	TBD	TBD
Specific Objective Not Applicable						
Administration & Planning	Not applicable	CDBG	Other – effective grant administration	N/A	N/A	N/A

The coding system used in Figure 18 follows the numbering system established in the CDBG Community Planning and Development Outcome Performance Measurement System developed by HUD. The outcome/objective numbers stand for the following:

Figure 18: Numbering System for Outcome and Objective Coding

Objective	Outcome		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

GEOGRAPHIC DISTRIBUTION OF PROJECTS

The Travis County CDBG program does not have any designated target areas as projects are selected based on need and low- to moderate-income benefit, rather than geographic location.

The road improvements project (Project 1) proposed for PY13 is located in the Lake Oak Estates neighborhood. This neighborhood is located in Precinct 3 in Western Travis County, in a Census Tract which required a primary survey to determine eligibility. The Home Rehabilitation, Public Services and projects will help households located throughout the CDBG service area.

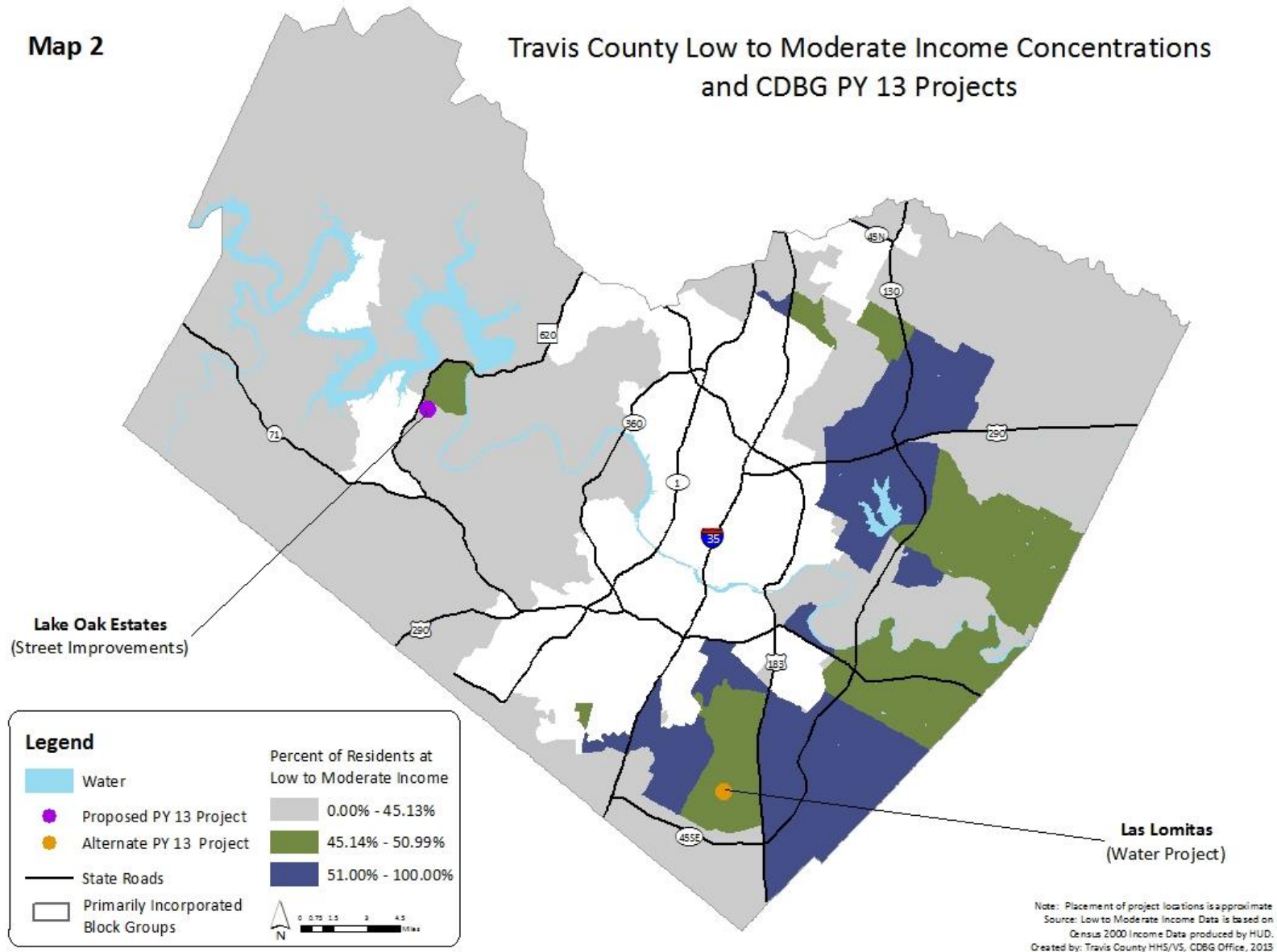
Figure 19: Geographic Distribution of Grant Activity for the Program Year 2013

PY13 Projects	Location in Travis County
Project 1: Street Improvements	Lake Oak Estates, Precinct 3
Project 2: Homeowner Rehabilitation	Households in the unincorporated areas of the county and in the Village of Webberville
Project 3: Public Services, Other	Households in the unincorporated areas of the county and in the Village of Webberville
Project 4: Fair Housing Counseling	Households in the unincorporated areas of the county and in the Village of Webberville
Project 5: Administration & Planning	Not Applicable

Please refer to the Maps 2 through 8 for the location of proposed and alternate projects for PY13 that are site specific, low- to moderate-income percentages by block group, and racial and ethnic concentrations and distribution by block group.

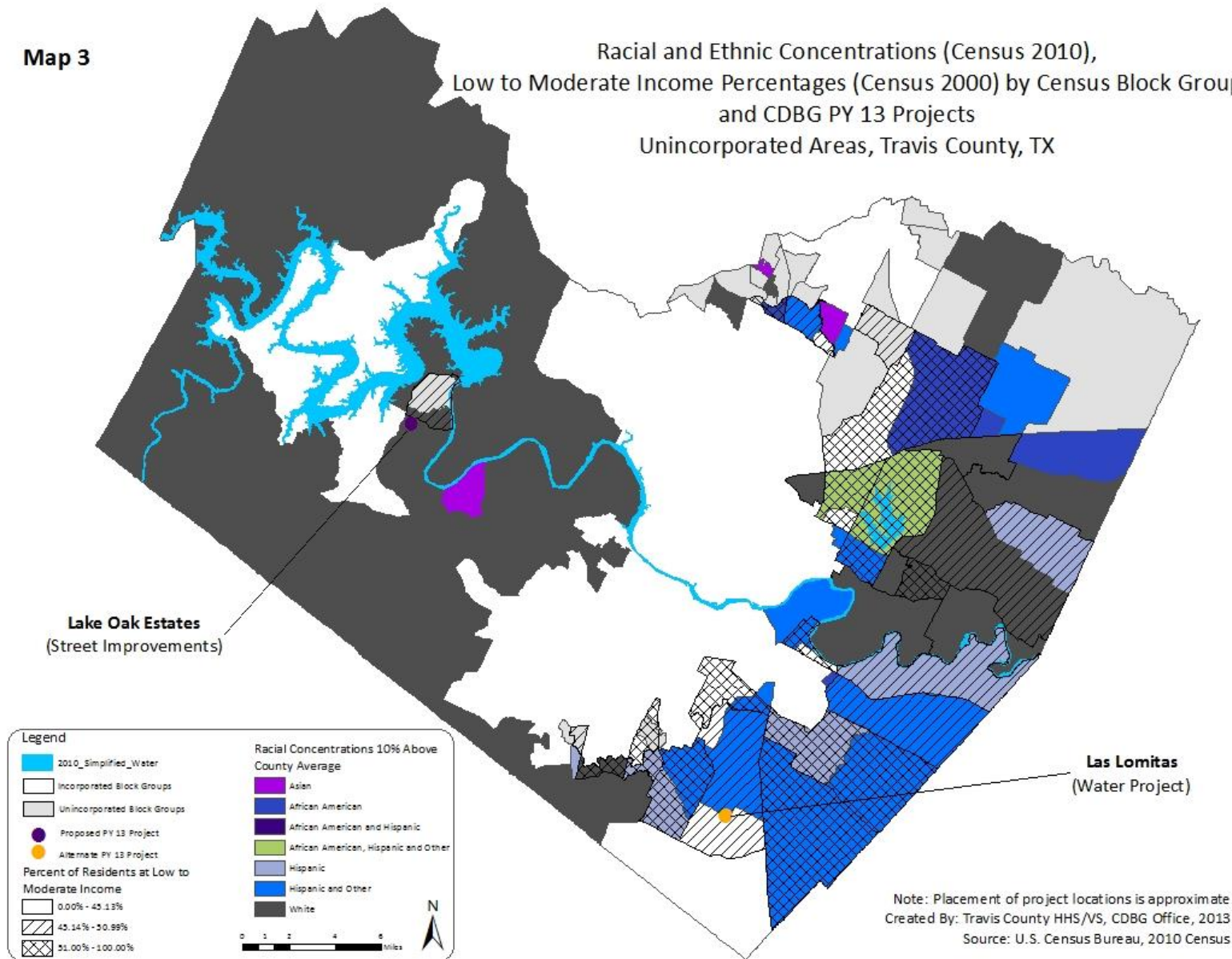
Map 2

Travis County Low to Moderate Income Concentrations and CDBG PY 13 Projects



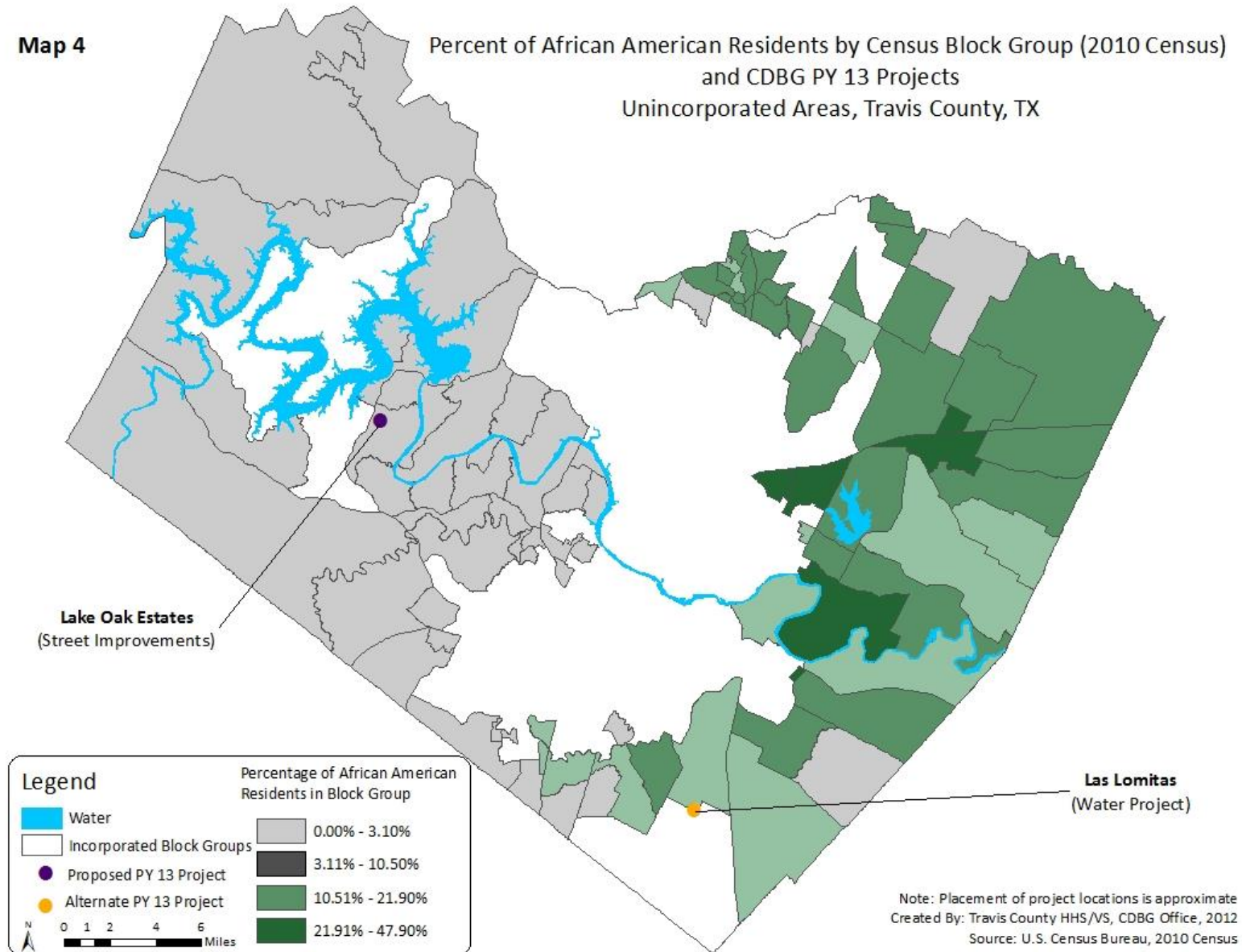
Map 3

Racial and Ethnic Concentrations (Census 2010),
Low to Moderate Income Percentages (Census 2000) by Census Block Group
and CDBG PY 13 Projects
Unincorporated Areas, Travis County, TX



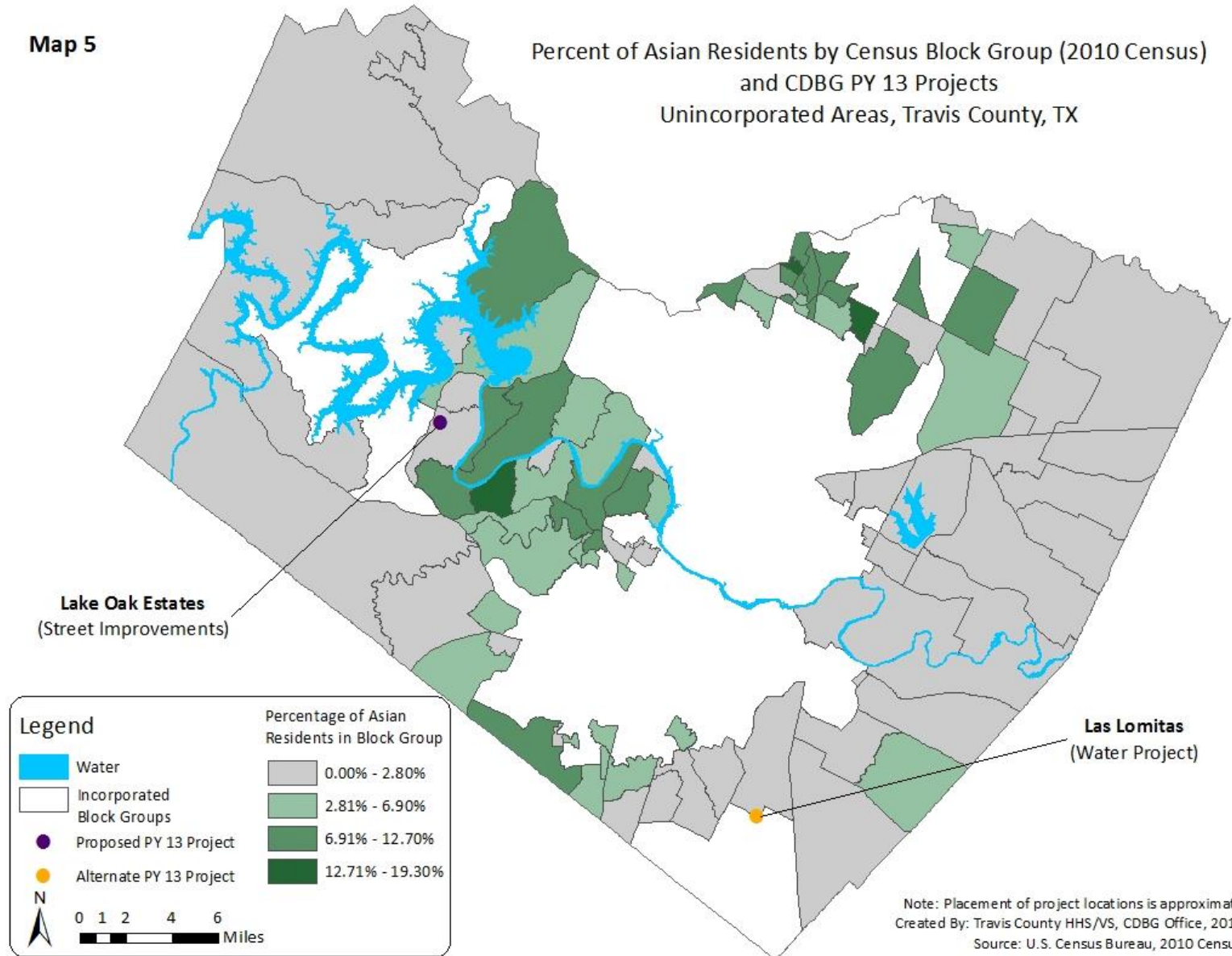
Map 4

Percent of African American Residents by Census Block Group (2010 Census)
and CDBG PY 13 Projects
Unincorporated Areas, Travis County, TX



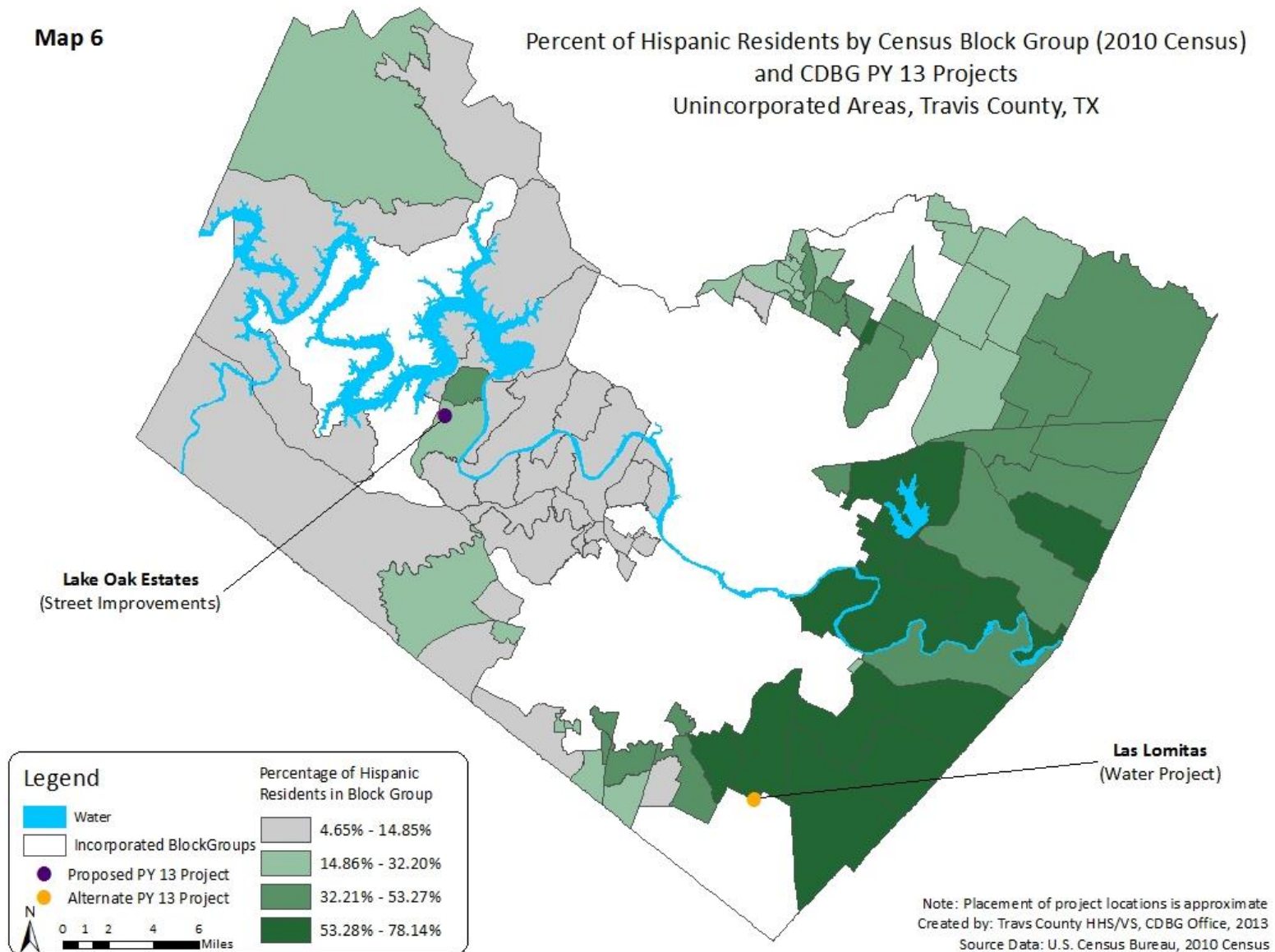
Map 5

**Percent of Asian Residents by Census Block Group (2010 Census)
and CDBG PY 13 Projects
Unincorporated Areas, Travis County, TX**



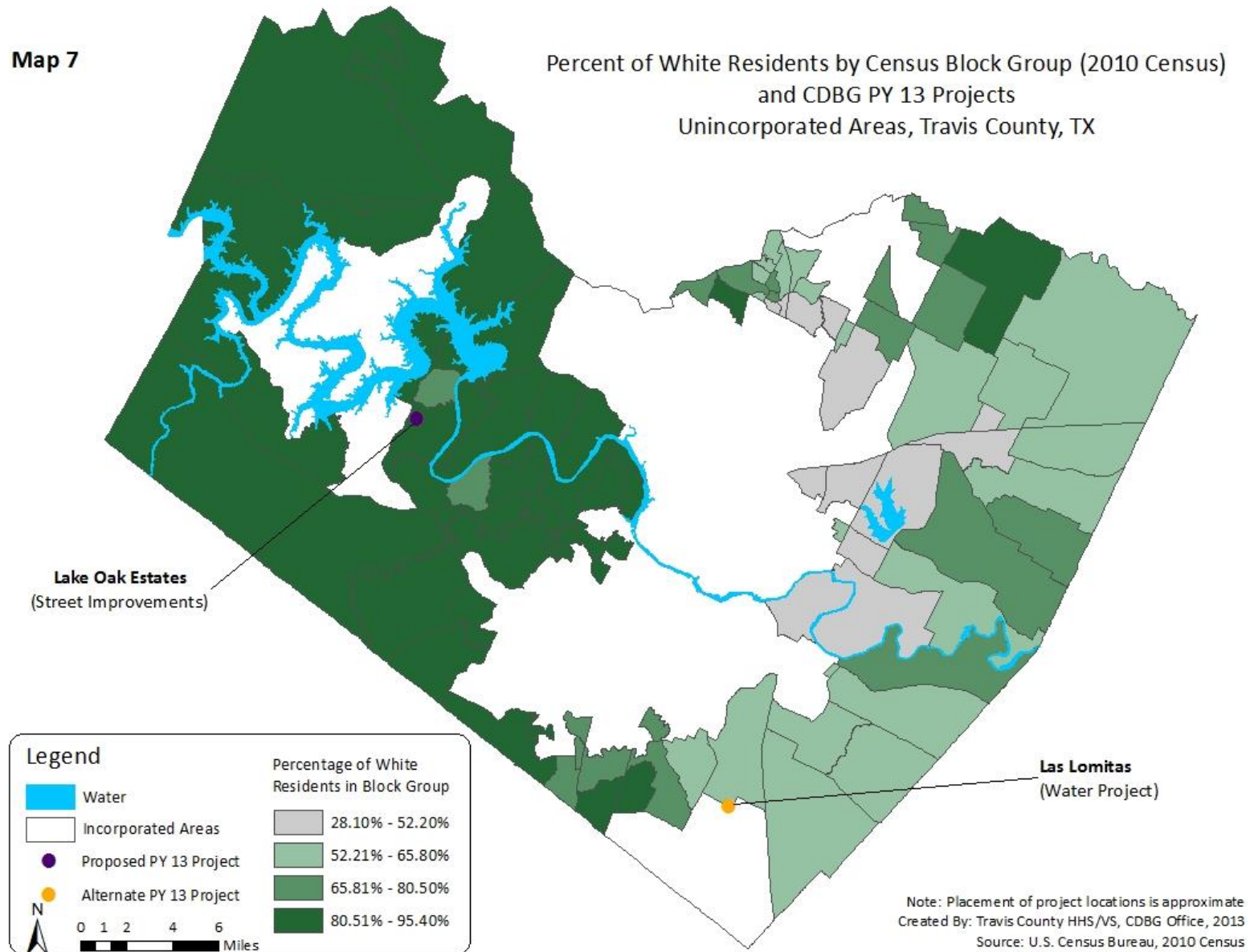
Map 6

Percent of Hispanic Residents by Census Block Group (2010 Census)
and CDBG PY 13 Projects
Unincorporated Areas, Travis County, TX



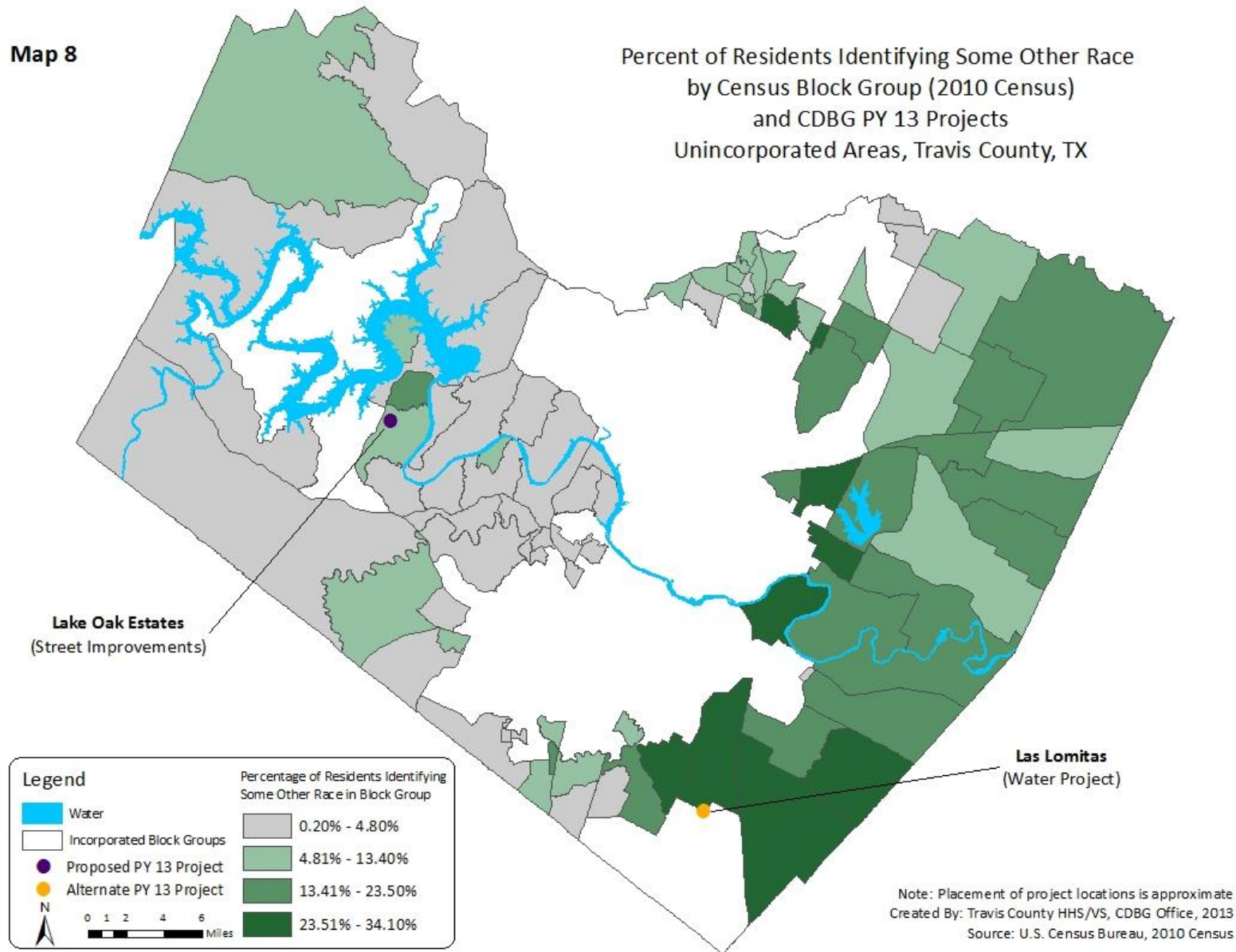
Map 7

Percent of White Residents by Census Block Group (2010 Census)
and CDBG PY 13 Projects
Unincorporated Areas, Travis County, TX



Map 8

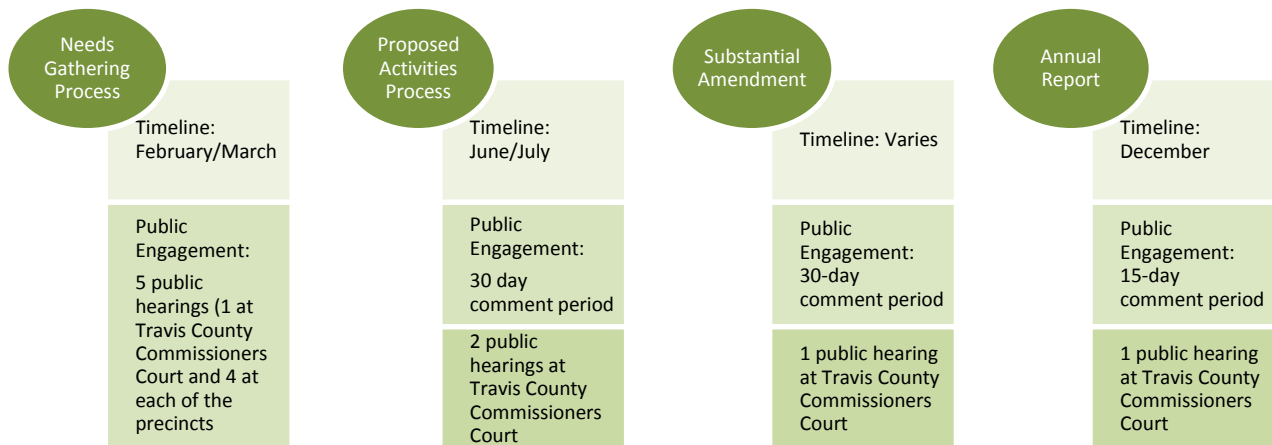
Percent of Residents Identifying Some Other Race
by Census Block Group (2010 Census)
and CDBG PY 13 Projects
Unincorporated Areas, Travis County, TX



PUBLIC PARTICIPATION PROCESS

Public engagement occurs throughout CDBG activities for four main purposes: needs gathering, approval of proposed actions, the substantial amendment process (if applicable), and the annual report (see chart below).

Figure 20: Public Engagement Process



SUMMARY OF PARTICIPATION PROCESS

During the months of February and March 2013, the public had an opportunity to identify the needs of the unincorporated areas by:

- 1) Attending one of five public hearings;
- 2) Turning in a Participation Form; or
- 3) Turning in a Project Proposal form.

For full details of the Public Engagement Process including Results, refer to Appendix B.

Public Hearings and Participation Forms

The purpose of the hearings and participation forms was to obtain the public's input on the community development, housing, and public service needs, as well as potential project ideas to address those needs. The first hearing, held at the Commissioner Courtroom, followed a traditional hearing format, while those held in each of the precincts had an information session followed by facilitated discussion. The public that could not participate in public hearings had the choice of providing their input by filling out a Participation Form or a Project Proposal Form. These forms were provided to interested parties upon request and were available in both English and Spanish on the Travis County CDBG website.

Technical Assistance to Neighborhoods

Organized residents and non-profit agencies who identified CDBG eligible projects received technical assistance from CDBG staff in the form of site visits, and guidance on project proposals and understanding CDBG eligible activities and eligible beneficiaries. CDBG staff provided technical assistance to two non-profits and one neighborhood thus far in the program year.

Advertising

The opportunity to participate was advertised on the Travis County website (www.co.travis.tx.us/CDBG), and the seven community centers. Advertisements also appeared in newspapers of general circulation including *Hill Country News*, *The Oak Hill Gazette*, *The Villager*, *The Austin Chronicle*, *Pflugerville Pflag*, *Lake Travis View*, and *Westlake Picayune* and the Spanish language newspapers *Ahora Si* and *El Mundo*. In addition, notifications by mail and e-mail were sent to service providers, county residents who had previously attended public hearings, community liaison departments of schools districts, and neighborhood associations, and were posted on the CDBG Facebook and Twitter pages. The announcements were available in English and Spanish (see Attachment E).

The following efforts were made to broaden public participation:

- Public notices presented the option of requesting an American Sign Language or Spanish interpreter.
- The CDBG website stayed current with documents and announcements of the different participation opportunities.
- The public that could not attend the public hearings had the option to provide their input by filling out a Participation Form or Project Proposal Form.
- To increase the access to information for Spanish-speakers, all the participation forms were available in Spanish, and selected sections of the website were translated into Spanish.
- Notices of opportunities to participate were sent to all neighborhood associations in the unincorporated areas and to school district community liaison departments.
- Notices were posted at the seven Travis County Community Centers.

Summary of Public Participation

- A total of 39 people attended the five public hearings.
- Three Participation Forms were submitted.
- One project proposal was submitted by a neighborhood or agency: Las Lomitas neighborhood wastewater project (aka: Water, Wastewater and Design at Las Lomitas Neighborhood).
- Three proposals were submitted by Travis County Departments:
 - 1) Family and Support Service (FSS) division of the Health and Human Services and Veterans Service Department (HHS/VS) for the ongoing social work project,
 - 2) The Transportation and Natural Resources Department (TNR) for ongoing project management of infrastructure projects, and
 - 3) TNR for the third phase of the Lake Oak Estates Road Improvement Project.

PUBLIC COMMENT PERIOD

Every year during the development of the Annual Action Plan, a 30-day public comment period is held to receive comments on the proposed uses of CDBG funds. The comment period includes two public hearings held at the Travis County Commissioners Court. For the development of the PY13 Action Plan, the 30-day public comment period was held from June 24, 2013 to July 24, 2013 and the two public hearings occurred on July 2, 2013 and July 9, 2013.

The public comment period was advertised on the County's website and in newspapers of general circulation during the week of June 3, 2013. In addition, notifications by mail were sent to service providers, citizens who attended public hearings in the past, community liaison departments of school districts, and neighborhood associations. The announcements were available in English and Spanish.

Summary of Public Comments Received for Draft of PY13 Action Plan

- Three comments were received at the public hearing at Travis County Commissioners Court on July 2, 2013.
- One individual requested information on current year funding and the number of people served by the CDBG Program.
- Two individuals stated their opposition to CDBG providing any funds to Mobile Loaves and Fishes for the creation of an RV Park for homeless housing, located near the Imperial Valley neighborhood. In addition, they submitted a letter outlining their comments (see Appendix B).
- A follow-up comment was received at the Public Hearing at Travis County Commissioners Court on July 9, 2013 from the individual who requested information on the numbers served. He indicated that the letter he was given by CDBG provided the information requested and was an excellent response.

Responses to Comment Received and Comments Not Accepted

CDBG staff provided a written response to the individual who requested information on the number served by the CDBG program. The letter included information on the number of people served to date in PY12 and the total number served in PY11, and the funds expended as of April 30, 2013.

CDBG provided a written response to the individuals opposing the Mobile Loaves and Fishes project. Staff confirmed that Mobile Loaves and Fishes has not applied to the CDBG Program for funding for the RV Park and that the project is being financed with private funds; therefore, the Travis County CDBG Program has no investment in the project, and no authority over its location.

See Appendix B for the full written responses to comments received.

PROJECT SELECTION PROCESS

Travis County CDBG staff considered and weighed all potential projects identified by the public. First, the CDBG Office staff assessed whether potential projects met one of HUD's national objectives, were eligible CDBG activities, and were feasible to complete in a timely manner. Second, CDBG staff further evaluated the projects according to the following criteria:

- **Addresses a high priority goal of the Strategic Plan:** Projects addressing one of the three high priority categories identified in the Strategic (Consolidated) Plan will receive more favorable review.
- **Feasibility of project:** Projects that have the ability to be implemented and completed within 12 months will receive more favorable review. Project may be broken up into manageable 12-18 month phases for those that are more costly or slower moving.
- **Impacts a significant number of households:** Project scope and the number of persons benefiting will be considered to determine the level of project impact.
- **Benefit to low/moderate-income persons:** Projects that benefit low- and moderate-income households will receive a more favorable review.
- **Leverages/matches with funding from another source:** Projects that utilize other funds (federal, state, local, private) and public/private joint efforts will receive more favorable review.

Finally, a matrix was provided to the Travis County Commissioners Court on May 28, 2013 along with staff recommendations for projects to be funding in PY13. The TCCC approved the projects to be included in the PY13 Action Plan on June 11, 2013.

MANAGING THE PROCESS AND INSTITUTIONAL STRUCTURE

Effective implementation of the PY13 Action Plan will involve a variety of key stakeholders. Coordination and collaboration within the Travis County departments and between agencies will be instrumental in meeting community needs effectively. The departments within Travis County anticipated to be involved in the implementation of projects are described below.

Health and Human Services & Veterans Service Department

The HHS/VS Department is the lead county agency responsible for the administration of the County's CDBG funding. This Department has the primary responsibility of assessing community needs, developing the Consolidated Plan and annual Action Plans, managing project activities in conjunction with other county departments and community partners, administering the finances, and monitoring and reporting. The CDBG office is located in the Office of the County Executive within HHS/VS. The Department reports to the Travis County Commissioners Court for oversight authority.

The CDBG office works with the Research and Planning Division (R&P) within HHS/VS in the areas of community planning, data collection, and resource development. The CDBG office will continue to keep R&P informed about HUD funding streams and continue to work collaboratively identifying and sharing relevant data to ensure a consistent message on emerging issues such as changing housing needs and foreclosure.

Additionally, the Family Support Services (FSS) Division of HHS/VS is the project manager for a CDBG public service project. FSS also manages the seven Travis County Community Centers which provide a key access point for the public to access CDBG information. The CDBG office works closely with the Division to ensure the public's access to CDBG documents and to encourage outreach and public engagement through the Centers.

Travis County Commissioners Court

The Commissioners Court is made up of four elected commissioners, one to represent each county precinct, and the County Judge who serves as the presiding officer. As a group, the Commissioners and County Judge are the chief policy-making and governing body of the county government. The Commissioner's Court makes all final decisions about CDBG fund allocations.

Transportation and Natural Resources Department

The Transportation and Natural Resources Department (TNR) and the CDBG office work closely to coordinate environmental review functions, project planning, project implementation, and GIS mapping. Additionally, over the last year, TNR's planning division and CDBG staff have begun to work

more collaboratively to ensure consistent messaging regarding housing, transportation and community development. TNR and CDBG employees have been trained in HUD environmental regulations. This cross training of both departments allows for quality review and peer consultation. Finally, the CDBG office and the CDBG-funded Senior Engineer coordinate the preparation of project scopes, eligibility, cost estimates, and project design. The Senior Engineer also plays an active role in the implementation of CDBG projects that are managed by TNR such as the street improvement projects for Lake Oak Estates.

County Auditor's Office

The County Auditor is appointed by the District Judges. The County Auditor's Office serves as the chief financial officer for the County and per the statutes (LGC) provides an independent review of financial operations. The County Auditor is statutorily responsible for strictly enforcing the statutes governing county finances.

As a part of the CDBG program, the Auditor's Office prepares all financial reports, reconciles the HUD financial data management system (IDIS) to the County's financial system, and approves the requests for reimbursement from HUD that are entered into IDIS by the Health and Human Services & Veterans Service Department.

County Attorney's Office

The County Attorney is an elected official and the County Attorney's Office creates and reviews legal agreements as well as provides legal advice and consultation for the Department. They have created templates to assist with CDBG procurement actions, related consultant services, construction documents, and templates for subrecipient agreements.

Purchasing Office

The Purchasing Office manages the CDBG procurement processes for commodities, professional services, and construction. Expertise in the area of federal standards has been created within the Office. The Office ensures compliance with required labor standards and submits related reports to the CDBG office. The Purchasing Office reports to the Purchasing Board, which was established by the Travis County Commissioner's Court.

Public Sector and Non-Profits

During the implementation of the PY13 Action Plan, the Travis County CDBG office anticipates coordinating with a variety of local non-profits and governmental entities activities related to grant management and community planning. The following list provides some examples of the type of engagements the CDBG office has participated in or anticipates developing:

- Travis County is a member of the Ending Community Homelessness Coalition (ECHO) whose mission is to identify specific strategies and oversee ongoing planning and implementation of a plan to end chronic homelessness in Austin and Travis County.
- The Travis County CDBG Office and other representatives from Travis County are participating in the steering committee for a Regional Opportunity Mapping project that also includes the City of Austin, local nonprofits, and other public sector agencies. The maps will identify areas within the five county region of higher and lower opportunity, based on a variety of indicators such as housing, transportation and education. The maps will help guide regional decision making about where to locate future community development projects and investments.
- The Travis County CDBG Office consults with other entitlement counties and cities to exchange models for CDBG grant management and project implementation.
- Travis County HHS/VS has partnerships with local Community Housing and Development Organizations (CHDOs), non-profits, and other community development and housing providers to explore options for community development and public service projects and leverage other federal, state, local and private funding.
- Travis County HHS/VS coordinates planning efforts with the Travis County Housing Authority and Travis County Housing Finance Corporation for affordable housing programs in the unincorporated areas of the county.

Monitoring

As the lead agency for development and implementation of the CDBG Action Plan, the Travis County HHS/VS department implements standard policies and procedures for monitoring the implementation of CDBG activities. These monitoring activities ensure compliance with program regulations and compliance with financial requirements. Federal guidelines that must be followed include: OMB A-110, OMB A-122, 24 CFR Part 570.603 (CDBG Labor Standards), 570.901-906 (CDBG), the Davis Bacon Act and Contract Work Hours and the Safety Standards Act (CDBG).

HHS/VS provides contract administration for community development activities in conjunction with the Transportation and Natural Resources Department, including but not limited to contract negotiations, compliance monitoring, and payment and contract closeout.

Subrecipients

Subrecipient agreements will be used to conduct housing, community development and public service activities. The subrecipient agreement will be the foundation for programmatic monitoring. Subrecipients will be monitored for programmatic compliance onsite or remotely in the following manner:

- 1) All invoices and reports will be routed via HHS/VS CDBG staff prior to final approval by financial services and the Auditor's Office.
- 2) All new subrecipients will be desk-audited monthly, and quarterly reports will be reviewed and monitored at least semi-annually, once services begin, until no findings occur. If no services are provided during the six month period, a semi-annual review may not occur.
- 3) For new subrecipients, after four consecutive semi-annual monitoring reports with no findings, visit frequency will change to annually.

Financial monitoring will be completed as necessary and as directed by the subrecipient fiscal performance and the external monitoring needs of the Travis County Auditor's office. Programmatic and fiscal monitoring may not occur concurrently.

Contractors

Contractors may be used to provide some housing, community development and public services. Contractors will submit periodic reimbursement requests that document and verify expenditures. The contract agreement will be used as the primary basis for monitoring. The following steps are an integral part of the monitoring process for each contract:

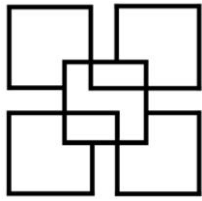
- 1) Onsite or remote reviews at an established periodic interval (prior to project commencement) will occur to ensure compliance with terms of the contract, HUD guidelines, state/local building and construction standards, and review of engineering plans and specifications.
- 2) If a contractor is found to be out of compliance, a notice is sent stating their contractual obligation and required action. Failure to comply may result in loss of current and/or future contracts as well as a hold on any payments.
- 3) All HHS/VS invoices and HHS/VS and TNR Contactor reports will be routed via HHS/VS CDBG staff prior to final approval by financial services and the Auditor's Office.

Internal Travis County Departments

Internal Travis County projects will be monitored through Travis County HHS/VS CDBG staff. Monitoring activities will include documentation and tracking mechanisms, such as review of invoices prior to being paid, regular meetings with project management staff, and review of eligibility files, if applicable.

Project Files

Travis County HHS/VS staff will maintain files to document each project and meet its respective compliance with HUD and related regulations.



SECTION II: HOUSING AND HOMELESS SERVICES

OVERVIEW OF HOUSING CONDITIONS

The condition of the U.S. housing market has been inextricably tied to the state of the U.S. economy, and was a major factor in the onset of the recession that overtook the country in 2007. Throughout the early 2000s, housing prices climbed rapidly while household income levels remained largely stagnant.ⁱ At the same time, the growth of the subprime mortgage industry allowed many households to borrow at unsustainable levels. Home prices peaked in 2006, before beginning a steady decline starting in 2007.ⁱⁱ As homeowners with subprime mortgages saw the equity in their homes disappearing they were unable to either sell their homes or refinance mortgages, triggering a widespread rise in foreclosures and the collapse of the subprime mortgage market. The impact of the collapse of the subprime mortgage market on the economy as a whole is complex, but it played a major role in the worst national recession since the Great Depression.ⁱⁱⁱ Throughout the recession, housing prices in many markets dropped precipitously and housing inventory accumulated slowing the pace of the economic recovery. Over the past few years, foreclosure rates have begun to decline^{iv} and housing prices have stabilized and begun to increase,^v signaling a broad economic recovery.

While Travis County was not immune to the conditions generated by the recession, the economies and housing markets of both the state of Texas and the Austin Metropolitan region have generally outperformed the nation.^{vi} While the housing market slowed, the region did not see the same steep declines in home values that contributed to crisis levels of foreclosures in some markets.^{vii} The relative strength of the Austin economy supports ongoing in-migration to Austin and continued population

ⁱ Steven Gjerstad and Vernon L. Smith, "From Bubble to Depression," *The Wall Street Journal*, April 9, 2009, <http://online.wsj.com/article/SB123897612802791281.html>.

ⁱⁱ Ibid.

ⁱⁱⁱ Ibid.

^{iv} "Mortgage Rates and Foreclosure Delinquency Decreased," Mortgage Bankers Association, November 15, 2012: 1, <http://www.mortgagebankers.org/NewsandMedia/PressCenter/82552.htm>.

^v "Sustained Recovery in Home Prices According to S&P/Case-Shiller Home Prices Indices," Standard & Poors Case Shiller Index, December 26, 2012: 1, <http://us.spindices.com/documents/index-news-and-announcements/20121226-case-shiller.pdf>.

^{vi} "2011-2012 Economic Forecast: Emerging Opportunities, New Challenges," Angelou Economics, 2011: 6-15, http://www.forefrontaustin.com/sites/www.forefrontaustin.com/files/ae_2011-12_economic_forecast_hr.pdf.

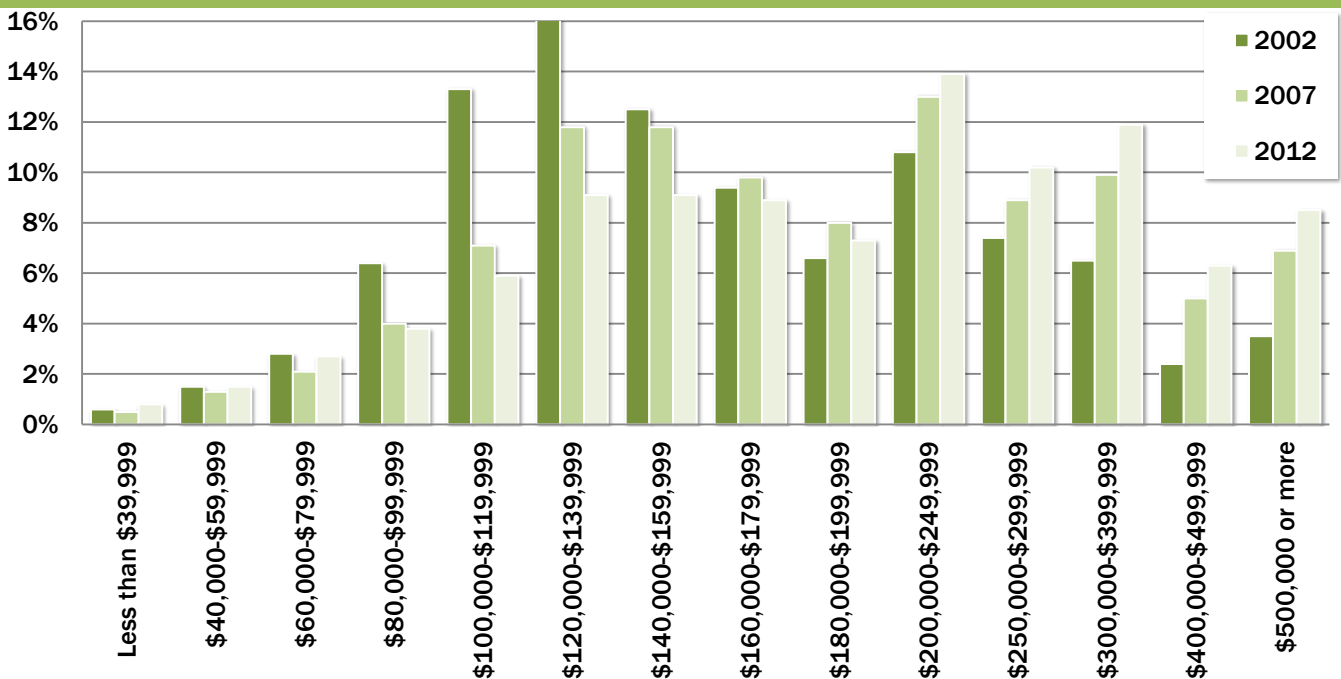
^{vii} James Gaines, "Dodging the Bullet: Texas Escapes the Worst Foreclosure Hits," *Tierra Grande*, October, 2012: 4, <http://recenter.tamu.edu/pubs/>.

growth. Ongoing population growth in turn supports increased demand in the housing market, driving up both housing prices and rents.

Owner Housing Market Conditions and Affordability

Over the last decade, Austin's owner housing market has become increasingly expensive, as the price distribution of available housing stock has skewed towards higher-priced housing. For example, in 2002, 41% of the homes sold in Austin were priced below \$140,000; in 2012 (year-to-date^{viii}) only 24% of the homes sold were in this price range. Conversely, in 2002, 12% of the homes sold in Austin were priced at \$300,000 or more; in 2012, 27% of homes sold were in this range.^{ix}

Figure 21: Price Distribution of Homes Sold in Austin MLS, 2002-2012



Note: Residential data includes single-family, townhouses and condominiums.

Created by: Travis County HHS/VS, CDBG Office, 2012.

Source data: The Real Estate Center at Texas A&M University.

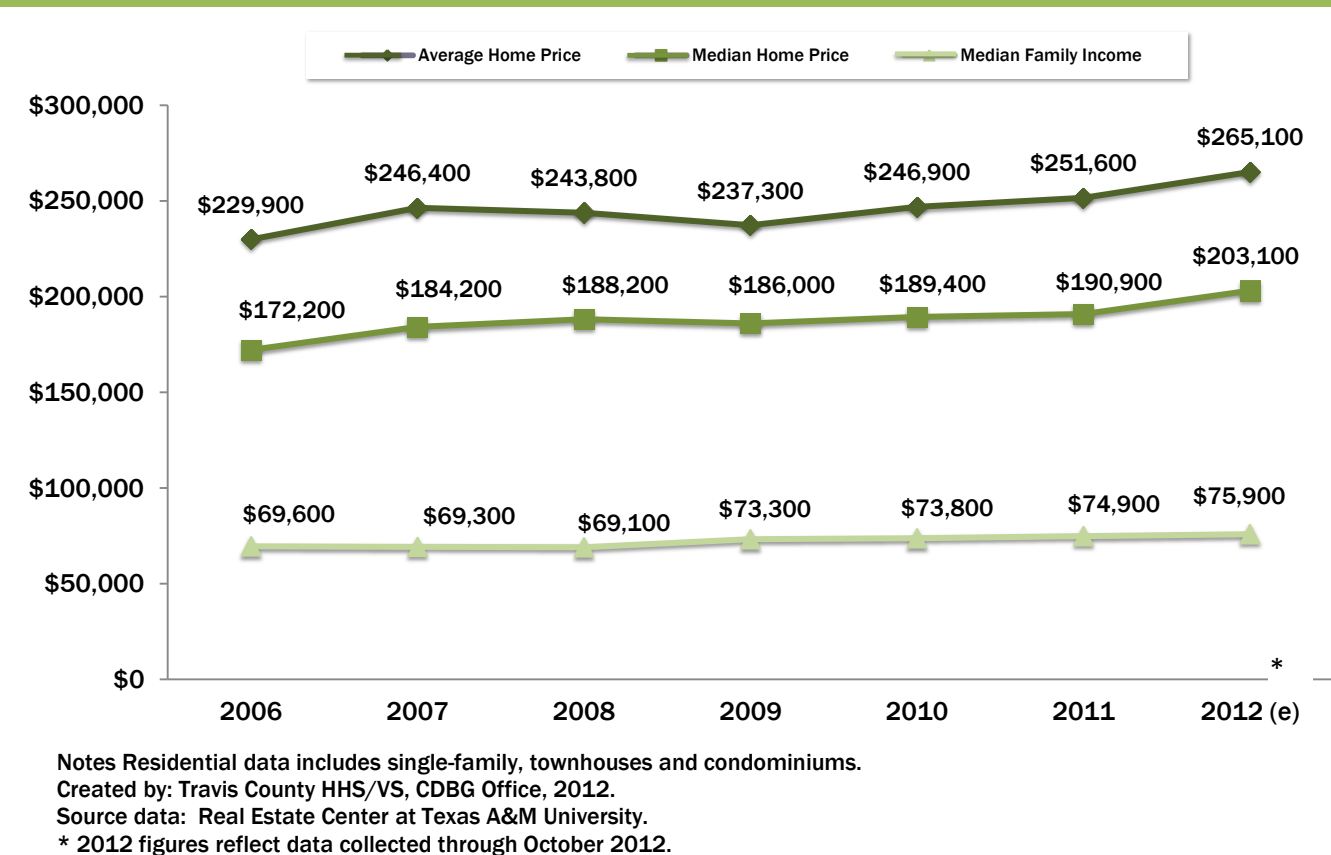
^{viii} Throughout this section, "2012 (year-to-date)" refers to 2012 data collected through the month of October 2012. This is due to availability of data at the time of the writing of this report

^{ix} "Housing Activity and Affordability," The Real Estate Center at Texas A&M University, accessed November 27, 2012, <http://recenter.tamu.edu/data/>.

Austin's housing market also remains expensive as compared to other markets in the state of Texas. In 2012 (year-to-date), the Austin MLS had the fourth-highest median home price (\$203,100) and the highest average home price (\$265,100) of the 48 Texas MLS areas tracked by the Real Estate Center at Texas A&M University.^x

Increases in home prices in the Austin MLS are outpacing growth in income. Between 2006 and 2012, the Austin MLS median home price rose by 17.9%^{xi}, and the average home price rose by 15.3%^{xii} but median family income increased by only 9.1%^{xiii}. The following chart illustrates this prevailing gap between what the median family earns and what the median home costs:

Figure 22: Selected Affordability Indicators for Austin MLS, 2006-2012



^x Ibid.

^{xi} "Austin MLS Residential Housing Activity," The Real Estate Center at Texas A&M University, accessed November 27, 2012, <http://recenter.tamu.edu/data/>.

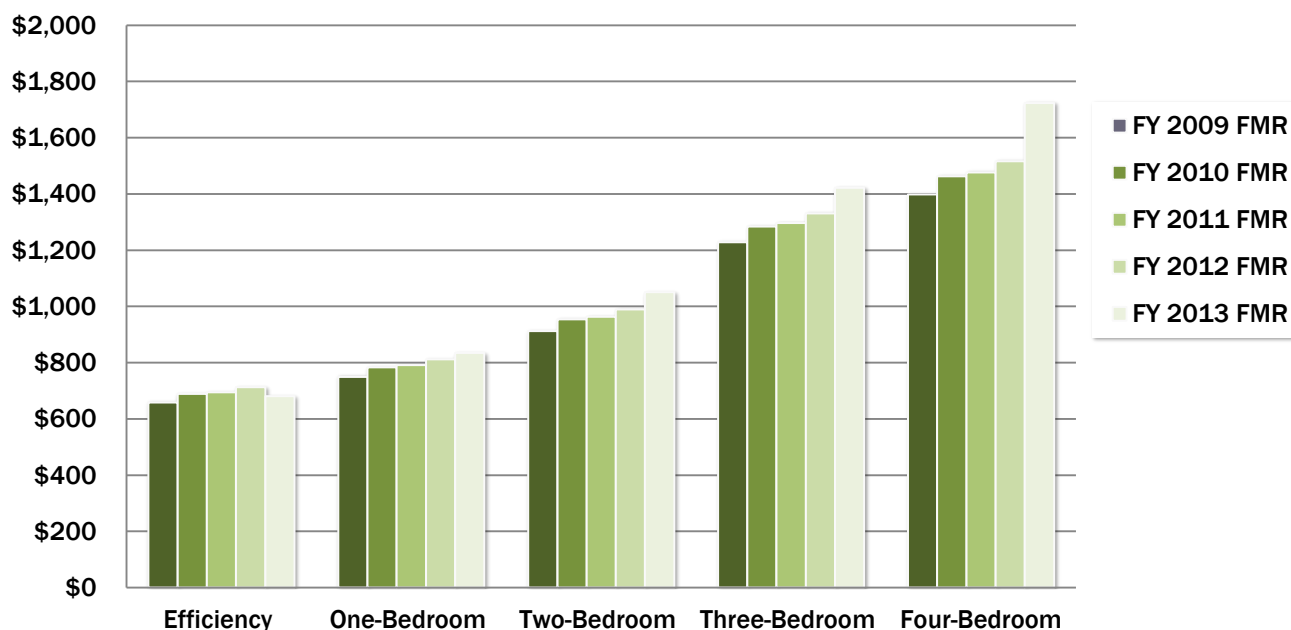
^{xii} Ibid.

^{xiii} 2006-2011 data "Texas Housing Affordability Index, Median Family Income," The Real Estate Center at Texas A&M University, accessed November 27, 2012, <http://recenter.tamu.edu/data/>. 2012 data "http://www.huduser.org/portal/datasets/il/il12/index.html" U.S. Department of Housing and Urban Development, accessed November 27, 2012.

Rental Housing Market Conditions and Affordability

In the Austin area rental market, fair market rents (the federal standard for what is considered affordable), displayed in the following chart, have shown a general upward trend since 2009, with the exception of efficiency apartments which saw a slight decline from prior years. For FY 2013, Austin's fair market rents for efficiency, one-bedroom, two-bedroom, three-bedroom units and four-bedroom units are the highest of all Texas metropolitan areas.^{xiv}

Figure 23: Fair Market Rents, Austin-Round Rock MSA, FY 2009-2013



Created by: Travis County HHS/VS CDBG Office, 2012

Source data: HUD USER (U.S. Department of Housing and Urban Development, Office of Policy Development and Research), 2012

American Community Survey data confirm that actual rent costs in Travis County are rising. Between 2007 and 2011, median contract rent rose 10%, from \$697 to \$769.^{xv} The Austin area also has high occupancy rates, currently 92% for Travis County.^{xvi} These conditions create a tight rental market, especially for those seeking more affordable housing.

^{xiv} "Final FY2013 Texas FMR Summary," HUD User, accessed November 29, 2012, <http://www.huduser.org/portal/datasets/fmr.html>.

^{xv} U.S. Census Bureau, 2007 and 2011 American Community Survey 1-Year Estimates, Travis County, B25058. Median Contract Rent (dollars) - Universe: Renter-Occupied Housing Units Paying Cash Rent, <http://factfinder2.gov>.

^{xvi} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25002. Occupancy Status - Universe: Housing Units, <http://factfinder2.census.gov/>.

Cost Burden for Renters and Owners

Travis County population is evenly split between homeowners and renters.^{xvii} This owner-occupancy rate is lower than that of the state (63%) and that of the nation (65%).^{xviii} Although owner costs skew higher than renter costs,^{xix} renter incomes tend to be lower than owner incomes. The difference is striking: Travis County's owner-occupied median household income is \$81,322, while the renter-occupied median household income is \$35,896.^{xx}

A large percentage of both renters and owners in Travis County experience a housing cost burden, which is defined as spending 30% or more of household income on housing costs (spending 50% or more constitutes a severe cost burden).^{xxi} However, the percentage of households that are cost burdened is much higher among renters than owners, as illustrated in the following chart: 48% of renter households in Travis County spend 30% or more of their income on gross rent, and 25% of them spend at least half of their income on gross rent.^{xxii} Comparatively, 29% of owner households spend 30% or more of their income on housing costs^{xxiii} and 12% spend at least half.^{xxiv}

^{xvii} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25003. Tenure - Universe: Occupied Housing Units, <http://factfinder2.census.gov/>.

^{xviii} Ibid.

^{xix} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25058. Median Contract Rent (dollars) - Universe: Renter-Occupied Housing Units Paying Cash Rent, and B25088. Median Selected Monthly Owner Costs (dollars) by Mortgage Status - Universe: Owner-Occupied Housing Units, <http://factfinder2.census.gov/>.

^{xx} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25119. Median Household Income the Past 12 Months (in 2010 inflation-adjusted dollars) by Tenure - Universe: Occupied Housing Units, <http://factfinder2.census.gov/>.

^{xxi} "Rental Housing Assistance - The Worsening Crisis: A Report to Congress on Worst Case Housing Needs," U.S. Department of Housing and Urban Development, March 2000, http://www.huduser.org/publications/affhsg/worstcase00/app_b.html.

^{xxii} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25070. Gross Rent as a Percentage of Household Income in the past 12 Months - Universe: Renter-Occupied Housing Units, <http://factfinder2.census.gov/>. Gross rent includes the contract rent plus the estimated average monthly cost of utilities and fuels if these are paid by the renter. Please see the 2011 American Community Survey Subject Definitions for further information:

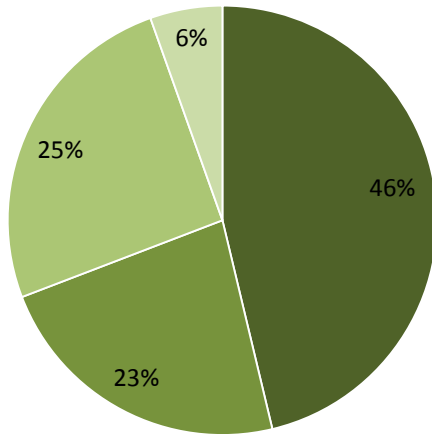
http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2011_ACSSubjectDefinitions.pdf

^{xxiii} : Owner housing costs include the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities and fuels; and where appropriate, monthly condominium fee and mobile home costs. Please see the 2011 American Community Survey Subject Definitions for further information: http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2011_ACSSubjectDefinitions.pdf

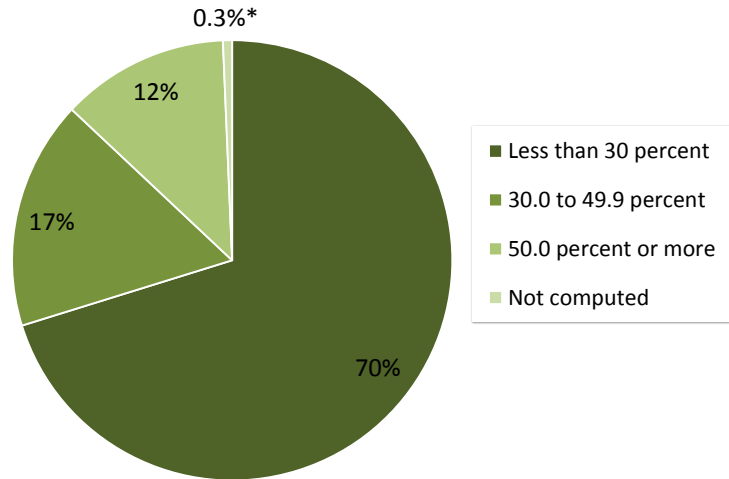
^{xxiv} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25091. Mortgage Status by Selected Monthly Owner Costs as a percentage of Household Income in the Past 12 Months - Universe: Owner-Occupied Housing Units, <http://factfinder2.census.gov/>.

Figure 24: Percent of Household Income Spent on Housing Costs (Travis County, 2011)

Renter Occupied Housing Units



Owner Occupied Housing Units



Created by: Travis County HHS/VS, CDBG Office, 2012

Source data: U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates

*This estimate is not reliable at a 90% confidence level.

In total, close to 159,000 households in Travis County experience a housing cost burden; for approximately 77,000 of those households, it is a severe housing cost burden.^{xxv}

Foreclosures

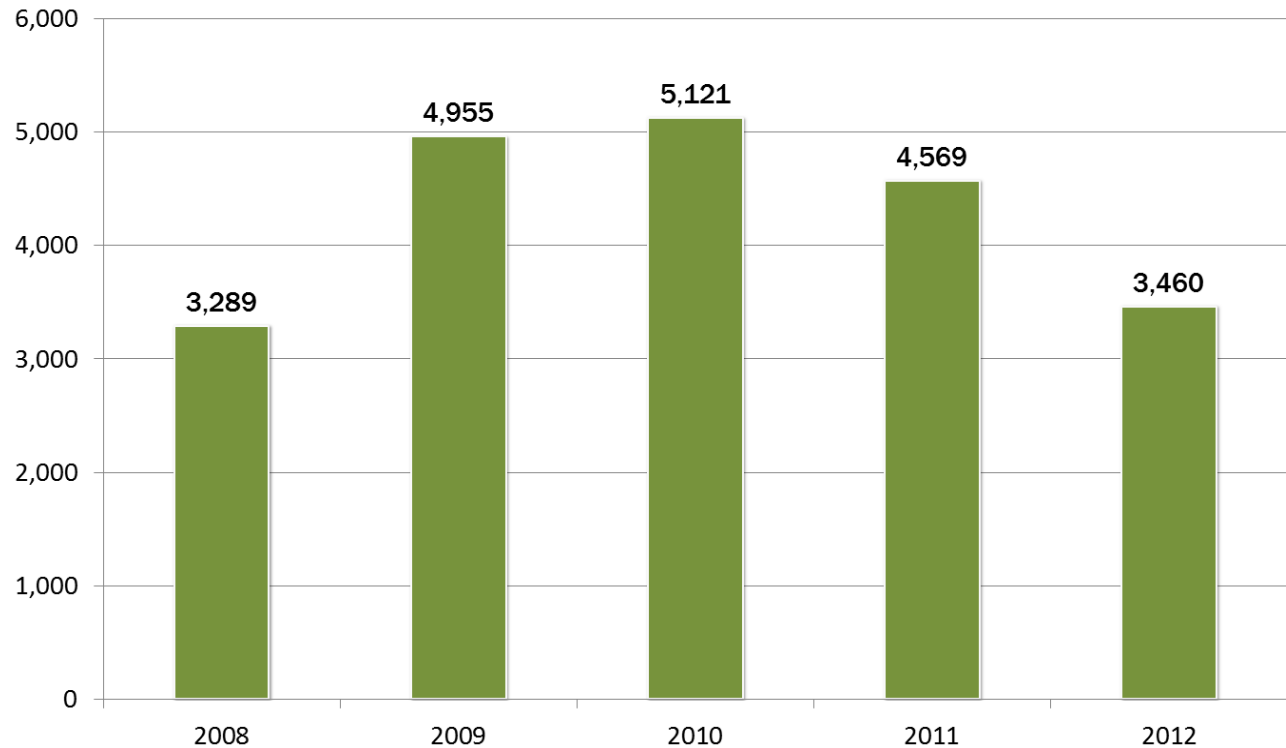
With the onset of the national recession in 2007, foreclosure rates across the country increased dramatically due to a decline in housing prices and wide spread job losses.^{xxvi} Foreclosure trends are complex and cannot stand alone as an accurate proxy measure for housing affordability, but the trend does reflect a certain amount of risk in the community. Foreclosure trends demonstrate an approximation of households on the threshold of losing their housing stability.

^{xxv} U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates, Travis County, B25070. Gross Rent as a Percentage of Household Income in the Past 12 Months- Universe: Renter-Occupied Housing Units, and B25091. Mortgage Status by Selected Monthly Costs as a Percentage of Household Income in the Past 12 Months - Universe: Owner-Occupied Housing Units, <http://factfinder2.census.gov/>.

^{xxvi} James Gaines, "Dodging the Bullett: Texas Escapes the Worst Foreclosure Hits," *Tierra Grande*, October, 2012: 1, <http://recenter.tamu.edu/pubs/>.

In Travis County, between 2008 and 2010, the number of foreclosure postings^{xxvii} increased significantly from 3,289 to 5,121. In 2011, the number of foreclosure postings began to decline, while remaining higher than pre-recession totals. The most recent available data indicates that in 2012 foreclosure postings had declined enough to be comparable to 2008 totals.

Figure 25: Number of Foreclosure Postings, Travis County 2008-2012



Note: Annual totals reflect properties posted for auction (i.e. indicates pre-foreclosure status and a risk of foreclosure). A foreclosure posting may or may not result in an actual foreclosure. The same property may be posted multiple times over a series of months or years therefore duplicates have been omitted for each dataset of one year.

Created by: Travis County HHS/VS CDBG Office, 2013

Source data: Lyndon B. Johnson School of Public Affairs at the University of Texas at Austin, 2006-2008 foreclosure data set (original data source: Foreclosure Listing Service, Inc.); Foreclosure Listing Service, Inc., 2009-2012 foreclosure data set

^{xxvii} This number reflects properties posted for auction (posted for auction indicates pre-foreclosure status, and reflects a risk of foreclosure. A foreclosure posting may or may not result in an actual foreclosure. The same property may be included in the list for foreclosure auction multiple times over a series of months or even years. Therefore some duplication does exist within these foreclosure postings annual totals; duplicate postings would indicate households finding themselves at risk of foreclosure multiple times. Due to this repetition in the data, duplicate listings within each year have been removed to provide a more accurate count of foreclosures in a given year.

CDBG HOUSING INVESTMENTS

The Travis County CDBG program has supported projects that seek to preserve and expand the supply of decent affordable housing units. As a part of the PY11–PY13 Consolidated Plan, goals are set to address homeowner and renter goals, which in turn direct annual investments. The following figures outline the goals included in the three-year Strategic Plan.

Figure 26: Priority Housing Needs Summary Table, Owner Households

	Percent of Households	Number of Households ^{xxviii}	Priority Need	Goals			
				Carryover from previous years	PY 2011	PY 2012	PY 2013
Very Low Income Household	84%	1,782	High	10	3	3	3
Low Income Household	72%	1,618	High	27	3	3	3
Moderate Income Household	56%	2,451	Medium	52	1	6	1

^{xxviii} The number of households with a housing need was calculated based on the total number of households with a housing problem. Because this number was only available for all of Travis County, in order to estimate the need for the unincorporated areas alone, the total number of renter households with a housing problem at each income level was multiplied by the approximate percentage of population in Travis County that lives in the unincorporated area (17 percent.)

Figure 27: Priority Housing Needs Summary Table, Renter Households

	Percent of Households	Number of Households ^{xxix}	Priority Need	Goals			
				Carryover from previous years	PY 2011	PY 2012	PY 2013
Very Low Income Household	85%	5,736	Medium	0	0	0	0
Low Income Household	86%	4,374	Medium	0	0	0	0
Moderate Income Household	40%	2,706	Low	0	0	0	0

For PY13, CDBG is supporting Owner Occupied Home Repair in addition to continuing to implement current projects from PY06-PY12 that are not yet complete. The following figures summarize the overall CDBG housing investments and impacts anticipated for PY13. These annual goals align with the three-year goals outlined in the figures above.

Figure 28: Home Repair Objectives*

Specific Objective	Source of Funds	Performance Indicator	Expected Number PY 2013	Investment
Improve the quality of owner housing through home rehabilitation.	CDBG	Number of Households receiving repairs.	38	\$927,940

*Includes carryover funding from previous years.

^{xxix} The number of households with a housing need was calculated based on the total number of households with a housing problem. Because this number was only available for all of Travis County, in order to estimate the need for the unincorporated areas alone, the total number of renter households with a housing problem at each income level was multiplied by the approximate percentage of population in Travis County that lives in the unincorporated area (17 percent.)

Figure 29: New Owner Occupied Units Objectives*

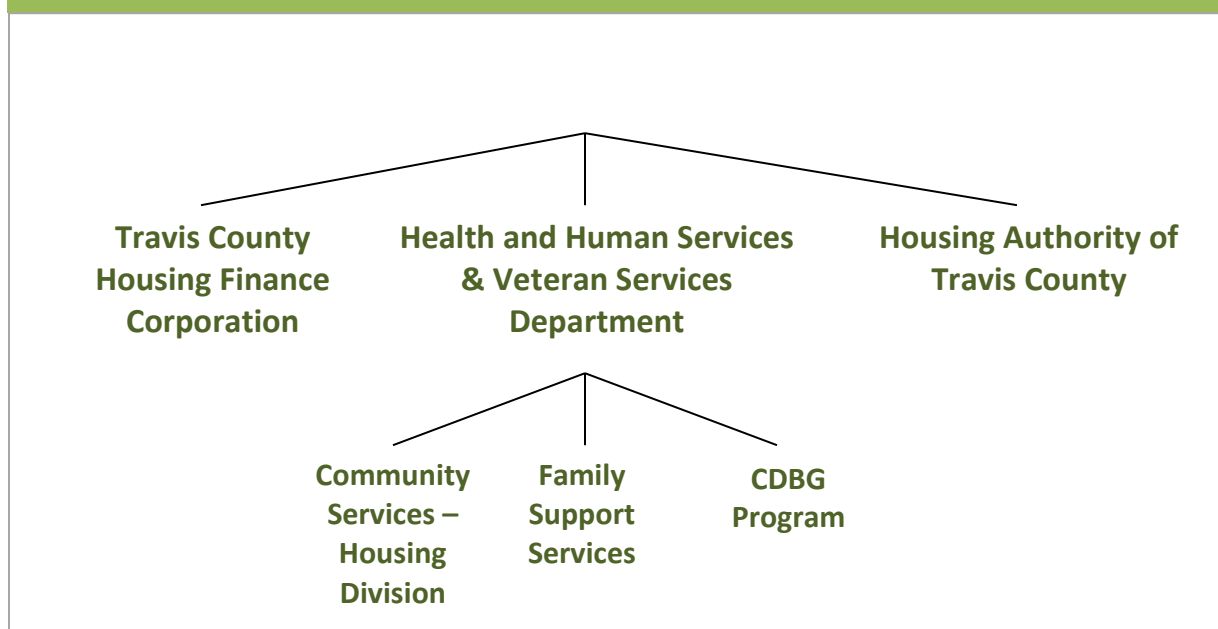
Specific Objective	Source of Funds	Performance Indicator	Expected Number PY 2013	Investment
Improve the affordability of decent housing by supporting the creation of single family homes through land acquisition to low to moderate income households.	CDBG	Number of Housing Units Created	10	\$1,081,000 (land acquired – 31 houses to be built by 2016)

*Includes carryover funding from previous years.

OVERVIEW OF HOUSING SERVICES SUPPORTED BY TRAVIS COUNTY

In addition to CDBG program administration, Travis County addresses the housing needs of its residents through diverse strategies that include the support of homeless and emergency shelters; transitional, public, assisted, and rental housing; and first-time homebuyer programs and owner-occupied assistance programs. These services are either directly delivered by county departments, affiliate entities or by contracted not-for-profit agencies. The following chart is a visual representation of the different departments/affiliate entities of the County working on a variety of housing services.

Figure 30: Travis County Departments Providing Housing Services



Travis County HHS/VS Housing Services Division

The Travis County Housing Services Division performs weatherization and home repairs on houses occupied by county residents to improve energy efficiency, the physical living conditions, and safety in these homes. Funding for services comes from the Texas Department of Housing and Community Affairs, and the Travis County General Fund.

Travis County HHS/VS Family Support Services Division

The Family Support Services (FSS) Division provides rent and mortgage assistance for 30-day housing stabilization as well as utility assistance. Funding for services comes from the Travis County General Fund, the Federal Emergency Management Agency (FEMA), the Comprehensive Energy Assistance Program and a variety of local electric and gas utility providers.

Other Travis County HHS/VS Divisions

Other HHS/VS Divisions provide emergency rent or utility assistance on a smaller scale than FSS. These dollars are usually a part of a comprehensive case management program with strategic use of funds for families in need.

Travis County Housing Finance Corporation

Through the Travis County Housing Finance Corporation (TCHFC), Travis County is engaged in a number of efforts to foster and maintain affordable housing. The Corporation provides single-family home ownership (including down-payment assistance) opportunities to first-time homebuyers who meet certain income requirements. The Corporation also issues tax-exempt bonds to finance the construction or acquisition of multi-family apartments that must provide rental units to certain low and moderate-income families.

The TCHFC continues to collaborate with FSS to implement a Tenant Based Rental Assistance (TBRA) program funded through the Texas Department of Housing and Community Affairs to provide rental assistance and case management for up to 24 months for certain low income households.

The Housing Authority of Travis County

The Housing Authority of Travis County (HATC) manages three public housing sites, a Section 8 Housing Choice Voucher Program, three Shelter Plus Care Projects, and a Lease-Purchase program.

The three public housing sites have a total of 105 housing units and are located within the City of Austin. Additionally, HATC manages 33 units of Senior Housing in Manor, and 16 duplex units in Del Valle. The Housing Authority's affiliated entity, Strategic Housing Finance Corporation, is the general partner in three tax credit multifamily properties, including 208 units of Senior Housing in Pflugerville, 70 units of senior housing in Austin, and a 192-unit family property in Austin.

The Shelter Plus Care projects provide rental assistance for homeless people with chronic disabilities in the Austin-Travis County area. The program utilizes integrated rental housing and flexible and intensive support services to promote community tenure and independence.

In the unincorporated areas, HATC administers the Section 8 Housing Choice Voucher Program, assisting very low income, disabled and elderly families or individuals. HATC also operates a Lease-Purchase program, to provide homeownership opportunities for prospective homebuyers who can afford monthly mortgage payments, but do not have funds for a down payment and/or closing costs or the credit standing to qualify for a loan.

The CDBG program will continue to support HATC's efforts to provide homeownership and affordable housing opportunities to low-income residents. CDBG staff has worked with HATC staff to locate sites in the unincorporated areas that are appropriate for rehabilitation or development. Though no sites have been identified yet, staff will continue to work collaboratively to find opportunities to work together.

BARRIERS TO AFFORDABLE HOUSING

In the PY11–PY13 Consolidated Plan, eight barriers to affordable housing were outlined. These barriers were identified through the needs assessment, housing market analysis, provider forum and surveys, consultations and public hearings contained within the Housing Market Analysis Section of the Consolidated Plan.

Lack of Funding for Affordable Housing

Funding for affordable housing requires many different products to achieve the desired affordability levels needed in a community. Funding mechanisms including the HOME Investment Program, tax credits, CDBG, FHA loans, and down-payment assistance – just to name a few – are key to increasing the affordable housing stock. Currently, Travis County does not receive a HOME formula allocation, which is a major funding source for many entitlement communities to develop affordable housing. Add to that shaky tax credit values, dwindling CDBG funds, and the tightened lending market, and one will find that developers of single family homes and multi-family housing have experienced difficulty maintaining previous development levels. It is traditionally these types of mechanisms that created the opportunity for affordable units and long term affordability. The reduction in access to funding along with a growing percentage of people with a cost burden and an ever widening gap of affordable rental units needed in the County, creates a significant barrier to affordable housing.

Land Costs

Land values in rural Travis County have steadily increased over the past decade. Though this trend has slowed with the decline of the housing market, land values in western Travis County remain strong enough to discourage the development of much-needed affordable housing.

Tight Credit Market

In the wake of the recession and collapse of the housing market, banks have significantly tightened credit requirements. While these tighter requirements were put in place to correct sub-prime lending practices that contributed to the foreclosure crisis, they also make it more difficult for some qualified buyers—particularly lower income homebuyers—to purchase a home or refinance an existing loan. This credit market also impacts a developer’s ability to borrow funds to create rental housing. The Housing Market Study in the PY11-PY13 Consolidated Plan highlights the marked reduction in permits in Travis County, and points to the difficulty that developers are experiencing to create new market rate rental housing – much less affordable units.

Building Codes, Zoning Provisions, Growth Restrictions and Fees

Currently, Travis County does not have any building codes, zoning provisions or growth restrictions in the unincorporated areas. This is largely a function of state statutes that place significant limits on the authority of counties to regulate or restrict development. While less restrictions, codes and provisions initially increase affordable development, it also increases the likelihood for substandard housing and other unsuitable living conditions throughout the unincorporated areas.

Environmental Regulations

Several state and federal regulations exist to protect the environment including the Endangered Species Act, the National Pollutant Discharge Elimination System and the Wetland regulations. Texas state regulations exist for the installation of septic systems and for development over the Edwards Aquifer. These regulations may increase costs for development, affecting affordability especially in the Western parts of Travis County where endangered species habitat and the Edward Aquifer are located.

Other factors affecting affordability

Though housing affordability is traditionally evaluated by the percentage of income required for housing costs, policy makers and planners are increasingly considering the impact housing location has on the overall affordability for a household. This is a particularly useful framework for considering affordability in the unincorporated areas of Travis County, where housing prices may be lower but other factors may be considerably more expensive.

- **Transportation:** Transportation costs are a major component of household expenditures. Residents of the unincorporated areas generally must travel farther for work, school and shopping, and have less access to public transit options. As a result, it is likely that residents of the unincorporated areas have higher transportation costs than residents of more densely developed urban neighborhoods.
- **Infrastructure:** Many parts of the unincorporated areas lack existing water and wastewater infrastructure and/or maintained roads. The costs of installing necessary infrastructure would make a property unaffordable to an individual or an affordable housing nonprofit developer.
- **Utility Costs:** The cost of utilities in the unincorporated areas varies, depending on the provider of the service in a given area. Based on input received through the social work program and public engagement, monthly utility bills often represent a burden to very low-income households.

PY13 Actions to Address Barriers

Over the next year, a mixture of investments, policy review and advocacy will occur to assist in reducing the barriers associated with affordable housing. More specifically, the CDBG program will provide home rehabilitation to offset the lack of building codes to address substandard housing, and

refer low to moderate income households to utility assistance programs to offset the high cost of utilities. Planning efforts will include monitoring and/or participating in the CAMPO urban centers model which links transportation, housing and employment, working with other entities who are interested in developing affordable housing in the unincorporated areas and continuing to look for opportunities to invest in rental housing development and maximize grant funds. Finally, staff will monitor local, state or federal laws or bills that impact any of the aforementioned barriers and advocate reducing any impact to affordable housing development.

IMPEDIMENTS TO FAIR HOUSING CHOICE

HUD has a commitment to eliminate racial and ethnic segregation, physical and other barriers to persons with disabilities, and other discriminatory practices in the provision of housing. HUD extends the responsibility of affirmatively furthering fair housing to local jurisdictions through a variety of regulations and program requirements.

As an entitlement county receiving CDBG funds from HUD, Travis County must fulfill its fair housing responsibilities by developing an Analysis of Impediments (AI) to Fair Housing Choice and by taking actions to overcome the identified impediments. Given the County's limited history administering the grant (since October 2006), the complexities of conducting a thorough analysis, and the limited staff resources, the CDBG office of Travis County developed a preliminary analysis to lay the foundation for a more comprehensive analysis to be conducted by a consultant.

The City of Austin conducted an Analysis of Impediments to Fair Housing Choice, published in February, 2005. Since much of the analysis conducted by the city used county level data, the impediments identified in this analysis can be expected to be true for other areas of the county, including the unincorporated areas. The identified impediments are the following:

- Lack of accessible housing to meet the need of the disabled community throughout the county
- Lack of affordable housing
- Discrimination of minorities in housing rental and sales market
- Misconception by property managers concerning family occupancy standards
- Predatory lending practices
- Disparity in lending practices
- Failure of mortgage lenders to offer products and services to very low income and minority census tracts people
- Insufficient financial literacy education
- Insufficient income to afford housing

In addition to the City of Austin's study, the PY11-PY13 Consolidated Plan allowed the County to lay the foundation for a robust AI with the key issues identified in the unincorporated areas which include population shifts, foreclosures, and lack of housing for specific populations. Currently, a new AI has been drafted and final edits are being made prior to presentation to the Travis County Commissioners Court in October 2013.

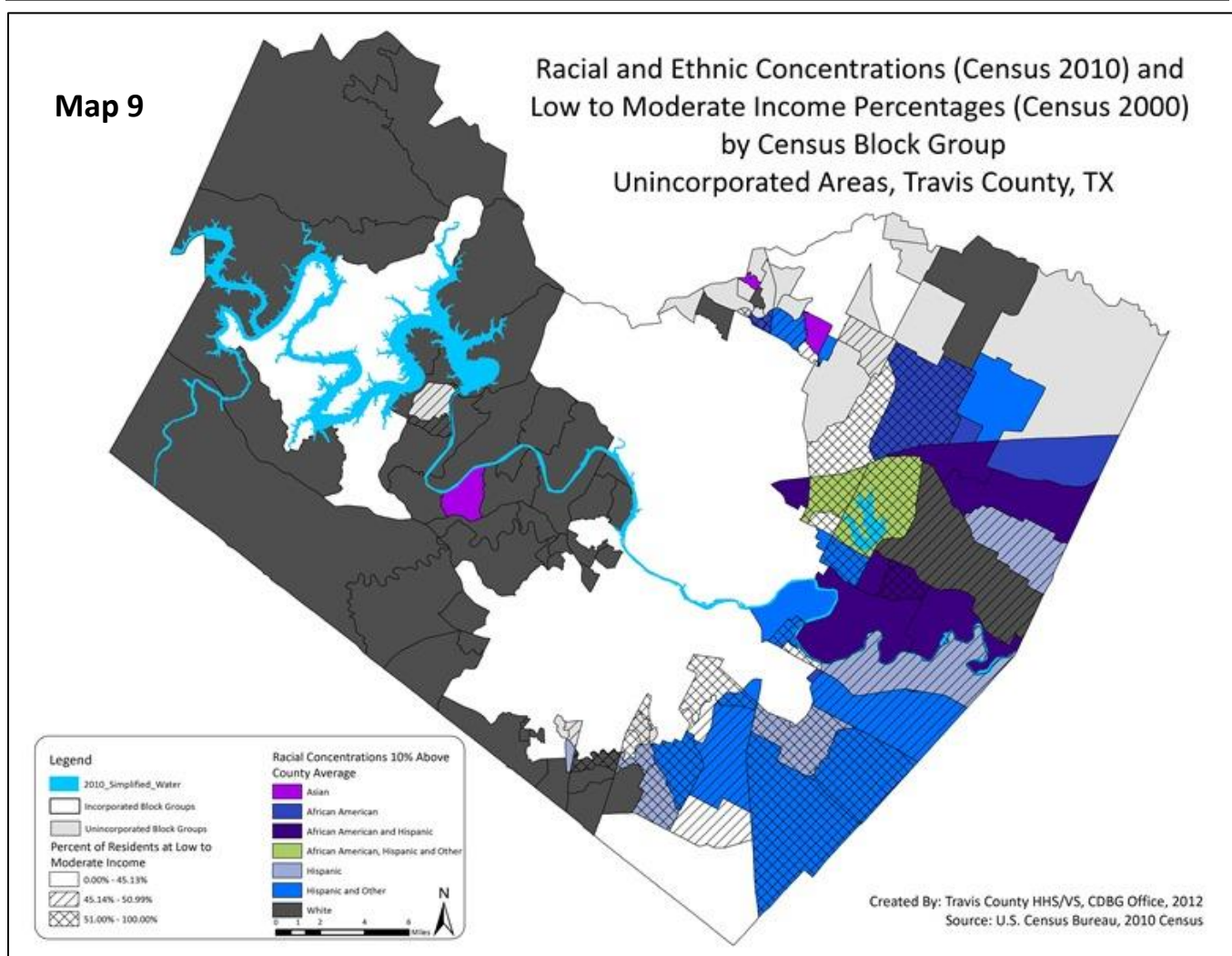
Racial and Ethnic Concentrations

Analysis of racial and ethnic concentrations^{xxx} using the most current Census data has begun to give a better picture of changes occurring in the county. There has been a significant shift of African American populations from within the City of Austin to the Eastern suburbs since 2000. There also appears to be an increase in the concentration of Hispanic population in unincorporated eastern Travis County. A key goal of the new Analysis of Impediments will be to determine the factors that are contributing to these shifts and the implications for fair housing in the unincorporated areas.

Racial, Ethnic and Low to Moderate Income Concentration by Block Group

The map below shows the areas of racial and ethnic concentration as well as qualified low and moderate income block groups. The majority of the block groups with a concentration of racial and ethnic minorities also have a concentration of low to moderate income households; therefore, the new AI will also include analysis of how these factors interconnect with one another.

^{xxx} Disproportionate concentration is defined as the percentage of a population in a given area that is at least ten percentage points higher than the percentage for that population for the County as a whole.



Actions During the Program Year

In May 2012, Travis County engaged the consulting firm Mullin & Lonergan to conduct an AI for the county. The AI is anticipated to be completed by September 30, 2013, which will include a substantial amendment to the PY11-PY13 Consolidated Plan to update it based on the new AI.

In PY13, CDBG will fund Fair Housing Counseling for residents of the unincorporated areas and the village of Webberville. Outreach and education efforts to people living in the CDBG service area will also be conducted through a variety of strategies. The Program will also begin to implement the Fair Housing Plan associated with the AI.

OVERVIEW OF HOMELESS CONDITIONS

Homelessness

The primary causes of homelessness in the U.S. are poverty and the lack of affordable housing. Some other major factors that can contribute to homelessness include: fewer work opportunities that provide a living wage (particularly for those without a college degree), declines in public assistance, lack of affordable health care and disability assistance, domestic violence, mental illness, and substance abuse and addiction. Other factors may include release from incarceration without sufficient transitional assistance and aging out of foster care for specific homeless populations. Homelessness can be short-term or long-term, or even a chronic condition.^{xxxix}

The 2012 Annual Homelessness Count^{xxxix}, conducted on January 22, 2012, provided a point-in-time snapshot of the Austin area homeless population, at a total of 2,244 homeless individuals, 61% of whom were sheltered (either emergency, transitional, or Safe Haven^{xxxix}), and 39% of whom were unsheltered. Almost one-third (30%) of the homeless population is comprised of individuals in households with dependent children, while more than two-thirds (68%) are individuals in households without dependent children. Two percent of the homeless population consists of individuals in households with only children (that is, young people who are unaccompanied by guardians).^{xxxix} The following chart provides additional detail by shelter and household type on the 2012 annual homelessness count.

^{xxxix} "What Causes Homelessness?" Austin/Travis County Ending Community Homelessness Coalition (ECHO), accessed November 28, 2011, <http://austinecho.org/index.html> and "Homeless Facts" Austin/Travis County Ending Community Homelessness Coalition (ECHO), accessed November 28, 2012, <http://www.austinecho.org/homeless-facts/>.

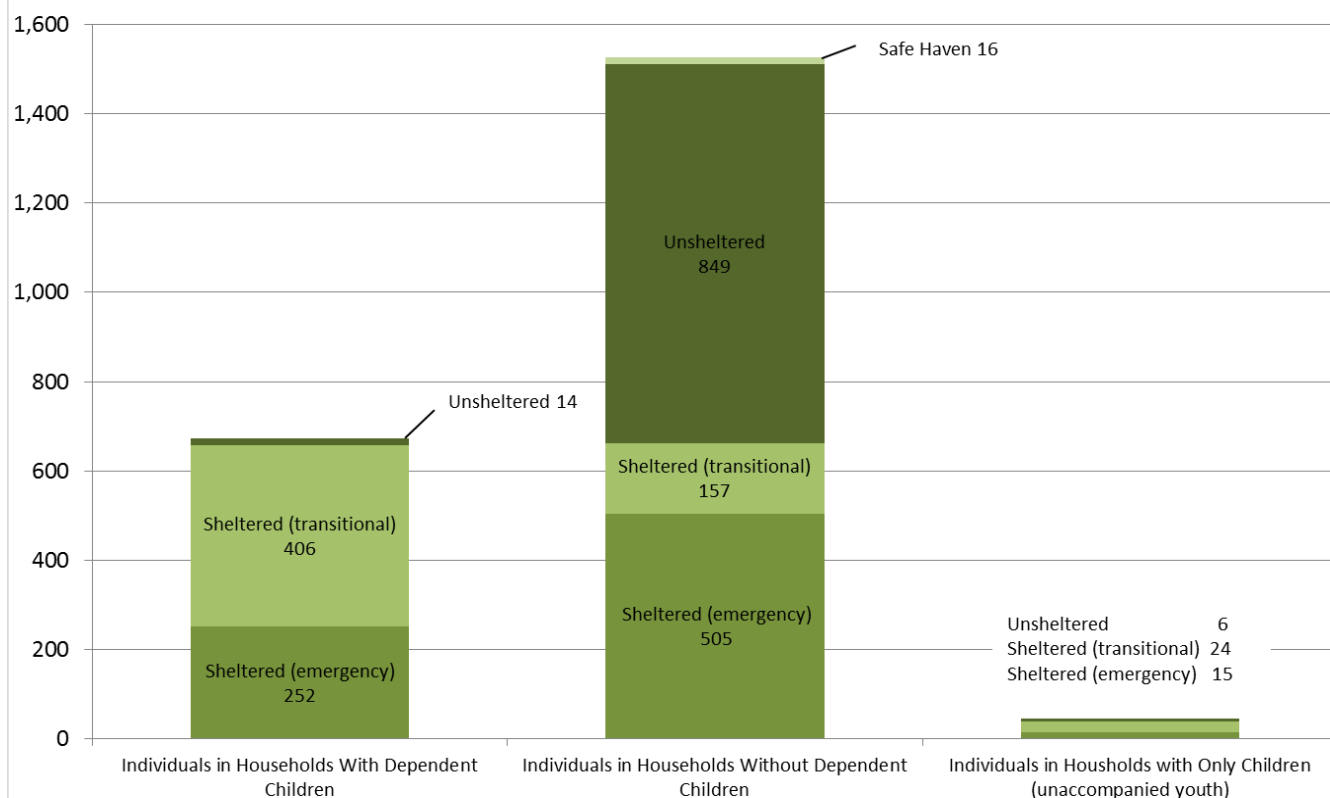
^{xxxix} The 2013 Annual Homeless Count was conducted on January 25 and 26, 2013. At the time of publication of this report, detailed results have not yet been published; preliminary results for 2013 are available at <http://www.austinecho.org>.

^{xxxix} Safe Haven is a HUD Supportive Housing Program that serves hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the street and have been unable or unwilling to participate in housing or supportive services. For more information see:

<http://www.hud.gov/offices/cpd/homeless/library/shp/index.cfm>.

^{xxxix} "2012 ECHO Point In Time Homeless Count -- Results", Austin/Travis County Ending Community Homelessness Coalition (ECHO), accessed November 28, 2012, <http://www.austinecho.org/coc-reports/>.

**Figure 31: Homeless Population by Shelter Type and Household Type
Austin/Travis County Point-In-Time Homelessness Count, 2012**



Created by: Travis County HHS/VS CDBG Office, 2013

The 2012 count also found that almost one-third (708 or 32%) of the homeless population was chronically homeless. The following subpopulations^{xxxv} were also counted: chronic substance abusers (373 or 17%), veterans (353 or 16%), victims of domestic violence (740 or 33%), people with severe mental illness (375 or 17%), people with HIV/AIDS (8 or less than 1%), and unaccompanied youth (45 or less than 2%).^{xxxvi} The co-occurrence of two or more of these issues for many homeless individuals is part of what makes homelessness a very complex issue to address, requiring a spectrum of services and interventions.

It should also be noted that there are individuals without permanent housing who do not fall within traditional definitions of homelessness and who may not be included in the point-in-time count (for

^{xxxv} Subpopulations refer only to adults and unaccompanied youth (not dependent children)

^{xxxvi} 2012 ECHO Point In Time Homeless Count -- Results", Austin/Travis County Ending Community Homelessness Coalition (ECHO), accessed November 28, 2012, <http://www.austinecho.org/coc-reports/>.

example, families who have lost their homes but are residing with friends or relatives). Therefore the point-in-time number shows us a snapshot of the community, but may not demonstrate the full picture of its homelessness needs.

Planning Efforts to End Homelessness (ECHO)

Travis County is a member of the Ending Community Homelessness Coalition (ECHO) whose mission is to identify specific strategies and oversee ongoing planning and implementation of a plan to end chronic homelessness in Austin and Travis County. ECHO's *The Plan to End Community Homelessness in Austin-Travis County*, outlines a model of a homeless services continuum, intended to address the spectrum of needs that a person can experience from immediate risk of becoming homeless to being chronically homeless.

Over the next year, CDBG staff will participate in ECHO committees to assist in selection of projects for the Continuum of Care grant, point-in-time count and other planning functions to advocate for homeless needs identified in the unincorporated areas of the county. CDBG staff will also continue to provide support to ECHO committees in developing outreach and education strategies to address homelessness in the unincorporated areas.

In addition to participating in ECHO's planning efforts to end homelessness, the expansion of the FSS Social Work project has provided CDBG staff an opportunity to learn more about pockets of homelessness in the unincorporated areas of the county. CDBG staff has shared this knowledge with ECHO, forwarding them information on new areas for inclusion in the annual point-in-time count.

HUD Continuum of CARE (CoC) Funding

Continuum of Care is a funding mechanism by which HUD awards national competition grants for the Supportive Housing Program (SHP), Shelter Plus Care (S+C) and the Section 8 Moderate Rehabilitation Single-Room Occupancy (SRO) Program to states, localities and non-profits organizations.

The SHP program provides funding for the development of transitional housing for homeless individuals with disabilities. The S+C program provides rental assistance for homeless people with chronic disabilities (usually severe mental illness, HIV/AIDS, and chronic drug and/or alcohol dependency). All grantees are required to match their federal funding for rental assistance with equal funding for supportive services. The SRO program provides project-based rent subsidies for occupants of single-room occupancy facilities that have undergone moderate rehabilitation.

The Austin/Travis County received over \$5 million in HUD Continuum of Care (CoC) funding for 2013. Part of the funding will focus on projects that qualify as part of the SHP program while the other part

will target projects under the S+C programs. Additionally, the CoC received a Samaritan bonus to increase funds for permanent supportive housing.

Homeless Services

During the 2013 program year, Travis County will not target the use of CDBG funds toward homeless efforts. During calendar year 2013, Travis County is investing general fund dollars in contracts with social service providers that serve the homeless in conjunction with the Austin/Travis County ESG grant administration and the Austin/Travis County Plan to End Chronic Homelessness. Staff will review the investments of general fund dollars in the homelessness issue area and advocate that investments increase or remain at the current level of funding.

Homelessness Prevention

A variety of homeless prevention efforts are made through the Travis County General Fund and other grant sources. HHS/VS invests directly through its Family Support Services (FSS) division to address housing stability issues including rent, mortgage and utility assistance. Annually, FSS provides homeless prevention services funded through the General Fund and grant assistance dollars. For PY2013, purchased service investments with non-profits will continue as well as the County's direct services.

Discharge Coordination Policy^{xxxvii}

In 1994, the Federal Interagency Council on Homelessness identified inadequate discharge planning as a significant factor contributing to homelessness among persons with mental illnesses and/or substance use disorders.

In 2004, the Ten Year Plan to End Chronic Homelessness was created, reaching across systems lines to engage the criminal justice system because of a HUD requirement that a key component of the plan needed to include strategies around preventing homelessness and that included discharge planning from public institutions including jails/correctional settings.^{xxxviii}

In 2010, ECHO developed a full community plan to end homelessness in our community and once again included in the plan working towards development of agreements with criminal justice systems to ensure that persons would not be released into homelessness.^{xxxix} The Austin/Travis County Reentry

^{xxxvii} This section is excerpted from the Austin Travis County Reentry Roundtable and ECHO Transition Planning Overview File. Accessible at <http://www.reentryroundtable.net>.

^{xxxviii} *Plan to End Chronic Homelessness in Austin/Travis County*, December 2004; www.caction.org/homeless/ECHO/ChronicHomelessnessPlan.pdf

^{xxxix} ECHO, *The Plan to End Chronic Homelessness in Austin/Travis County*; 2010; www.austinecho.org/communityplan

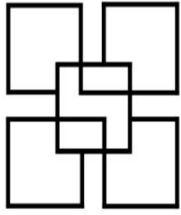
Roundtable (A/TCRRT) and Ending Community Homeless Organization (ECHO) entered a partnership in the fall of 2011 to launch an initiative to examine the current transitional planning processes/practices for homeless persons leaving local correctional settings. This initiative will engage cross-systems stakeholders from both correctional settings as well as local service providers to help identify recommendations for how these processes/practices can be enhanced to help prevent homelessness in the community.

HOME/AMERICAN DREAM DOWN PAYMENT INITIATIVE

Travis County does not receive HOME or ADDI funds at this time.

EMERGENCY SHELTER GRANT (ESG)

Travis County does not receive Emergency Shelter Grant funds at this time.



SECTION III: NON-HOUSING COMMUNITY DEVELOPMENT AND OTHER ACTIONS

OVERVIEW OF NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Neighborhood Infrastructure

Public Engagement efforts with residents of Travis County consistently reveal a high need for community infrastructure implementation or improvements.

Water and Wastewater

For low- and moderate-income residents of the unincorporated areas, paying for a water connection may be a significant financial burden. From 2006 through 2011, the Travis County CDBG office has received public requests for water infrastructure projects that taken together would cost \$16,000,000 to implement and requests for wastewater infrastructure projects that would cost a total of \$8,000,000 to implement. A higher percentage of water/wastewater requests have come from neighborhoods on the eastern side of the county.

Roads

There are approximately 400 miles of roadway in unincorporated areas that are not on the County maintained system and of those about 100 miles have been requested for acceptance at some point in the past. From 2006 through 2011, 90% of the roadway improvement project requests submitted to the CDBG office were located in western Travis County, and predominantly in Precinct Three. The total estimated cost for all requests for roadway projects is approximately \$18,000,000.

Parks and Public Facilities

The Travis County park system includes approximately 11,000 acres of land. A higher percentage of park land is located on the western side of the county. While eastern Travis County currently has less park acreage than western parts of the county, the need for additional recreational areas in the eastern parts of the county is likely to only grow.

Hazard Mitigation

Floods are the most likely significant natural hazard to occur in Travis County. The 100-Year Floodplain for Travis County encompasses 14.7% of land in the county.

Transportation

The Capital Metropolitan Transportation Authority (Capital Metro) is the regional provider of transit services in Travis County. Non-urbanized areas of Travis County may be served by the Capital Area Rural Transportation System (CARTS). Most of the unincorporated areas of Travis County are low-density, non-urban areas and are not served by Capital Metro, but are served by CARTS.

Based on public input received throughout the life of the Travis County CDBG Program, lack of transportation is an ongoing concern for low-income residents of the unincorporated areas. As CDBG moves forward with the consideration of future housing development, the Centers Concept, developed by CAMPO, will be a factor in determining location. The Department also provides funding to expand transportation services for specific areas in the County such as Del Valle. The Program will look to options to expand this type of targeted investment to assist with expansion of transportation.

Public Services

Travis County Health and Human Services & Veterans Service Department (HHS/VS) annually invests in social services for residents of Travis County, both through direct service provision and through contracts with community based organizations. Less than 9% of the total funded services are being provided to the unincorporated areas of the county – a significant underrepresentation since the unincorporated areas of the county make up about 17% of the total population.

OVERVIEW OF NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES SUPPORTED BY TRAVIS COUNTY

In addition to CDBG program administration, Travis County addresses the non-housing community development needs of its residents through diverse strategies that include the support of street improvements; maintenance of county roads; hazard mitigation; parks and facilities, and social service contract investments. These services are either directly delivered by county departments, affiliate entities or by contracted not-for-profit agencies.

Social Service Contract Investments

HHS/VS annually funds over 40 non-profits in the form of social service and inter-local contracts. During the 2013 program year, approximately \$15 million will be invested through social service and inter-local contracts. The 2013 program year HHS/VS budget is approximately \$31 million in direct public and administrative support services.

Infrastructure Investments

In addition to CDBG investments, the County's infrastructure department, Transportation and Natural Resources, conducts community development activities in the form of public parks, bridge and drainage projects, storm water management, road maintenance, on-site sewage facilities, transportation planning, and various other projects, totaling approximately \$50 million.

NON-HOUSING COMMUNITY DEVELOPMENT INVESTMENTS

Public Engagement efforts with residents of Travis County revealed a high need for community infrastructure implementation or improvements. Over the past six years, residents of Precincts 1, 3, and 4 have consistently conveyed the need for water and wastewater systems in their communities. Particularly in economically disenfranchised areas, residents communicated that they lacked access to running water, had wells running dry, and were without infrastructure and/or funding to access the area water utility. In addition, comments made at public hearings expressed the need for road improvements and repairs, and utility infrastructure.

Based on the recurring community needs focused on improved infrastructure and access to water, the Travis County CDBG program has supported projects that seek to improve and expand infrastructure and public services. Non-Housing Community Development projects include infrastructure, public facilities and public service projects. As a part of the PY11–PY13 Consolidated Plan, goals were set to address Non-Housing Community Development goals which direct annual investments. Figure 26 outlines the goals included in the three-year Strategic Plan.

Figure 32: Non-Housing Community Development Goals						
	Needs	Gap	Priority Need	Goals		
				PY 2011	PY 2012	PY 2013
Infrastructure	\$26,000,000	\$26,000,000	High	\$145,000	\$326,598	\$380,000
Community Services*	\$3,000,000	\$3,000,000	High	\$118,500	\$134,451	\$118,500
Public Buildings & Facilities	\$15,000,000	\$15,000,000	Medium	\$0	\$0	\$0
Business & Jobs	\$2,000,000	\$2,000,000	Medium	\$0	\$0	\$0

*Includes expanding service to Populations with Specialized Needs/Services

For PY13, CDBG is supporting the improvement to sections of substandard roads in the Lake Oak Estates neighborhood and social work and fair housing in the unincorporated areas. The figures below

summarize the overall CDBG non-housing community development investments and impacts anticipated for PY13. These annual goals align with the three-year goals outlined in the figure above.

Figure 33: Street Improvement Objectives

Specific Objective	Source of Funds	Performance Indicator	Expected Number PY 2013	Investment
Improve the quality of public improvements for lower income persons by environment by improving substandard roads.	CDBG	Number of people who will benefit from improved road.	126	\$425,000

Figure 34: Social Services Expansion Objectives

Specific Objective	Source of Funds	Performance Indicator	Expected Number PY 2013	Investment
Improve the availability of services to low/mod income persons through program expansion.	CDBG	Number of people assisted with expanded access to a service.	400	\$75,000

Figure 35: Fair Housing and Tenant's Rights Objectives

Specific Objective	Source of Funds	Performance Indicator	Expected Number PY 2013	Investment
Improve the availability of services for low/moderate income persons.	CDBG	Number of people assisted.	68	\$50,000

ANTI-POVERTY STRATEGY

Overview of Community Conditions^{xi}

Travis County has experienced notable population growth over the past decade and a half. The overall population growth rate has increased 20% since 2000 and 70% since 1990. The number of people in poverty has increased steadily from 1990, while the overall poverty rate fluctuated from 16% in 1990, went down to 13% in 2000, and returned to 15% in the 2005-2009 dataset. Children consistently have the highest poverty rate (21% in current data set) across sub-groups.^{xlii}

Who is most likely to live in poverty in Travis County?

Exploring poverty status by sex, age, race and Hispanic origin, nativity, language spoken, household type, educational attainment, work experience, and employment status, the following groups^{xliii} have a poverty rate greater than the Travis County poverty rate of 15%:

- Female-headed households with children, no husband present (36%)
- Young adults 18 to 24 years of age (34%)
- Individuals who are unemployed (33%)
- Female-headed households, no husband present (29%)
- Individuals with less than a high school education (27%)
- Foreign born non-citizens (25%)
- Individuals who are not in the labor force (25%)
- Individuals who did not work in the previous 12 months (25%)
- Children under five years of age (24%)
- Black/African Americans (23%)
- Hispanic/Latinos (23%)
- Spanish speakers (23%)
- Individuals who worked part-time or part-year (22%)
- Male-headed households with children, no wife present (21%)
- Children 5 to 17 years of age (19%)
- Non-family households, female householder (18%)
- Females (17%)

^{xi} This section is excerpted from the Travis County Health and Human Services, Research and Planning Division's "Focus on Poverty in Travis County: Snapshot from the American Community Survey 5-Year Estimates 2005-2009" Report. The full report is accessible at http://www.co.travis.tx.us/health_human_services/research_planning/documents_ACS.asp.

^{xlii} All data from the 2005-2009 American Community Survey 5-Year Estimates unless otherwise noted.

^{xliii} Only single variables are included below; the report also considers some variables in combination.

Hispanic/Latino children under age 18 make up a significant share of the Travis County population living in poverty. Hispanic/Latino and Black/African American children under five years of age have some of the highest poverty rates in Travis County, 37% and 44% respectively.

Where is poverty prevalent in Travis County?

Areas along the I-35 corridor and areas east of I-35 generally have higher percentages of individuals living in poverty. This distribution is similar to 2000, although the 2005-2009 data set suggests that the population in poverty is spreading out from the I-35 corridor.

Overview of Anti-Poverty Strategies Supported by Travis County

Travis County's lead agency for administering CDBG funds is the Health and Human Services & Veterans Service Department. The goal of the department is to address community needs through internal and external investments and services. The department strives to accomplish the following: Maximize quality of life for all people in Travis County; Protect vulnerable populations; Invest in social and economic well-being; Promote healthy living: physical, behavioral, and environmental; and Build a shared understanding of our community.

Travis County operates a number of anti-poverty programs that assist individuals and families on multiple fronts in transitioning from crisis to self-sufficiency. The County carries out its anti-poverty programs both through the direct delivery of services managed by HHS/VS and by purchasing services from private and not-for-profit agencies in the community. In addition to the provision of direct services, Travis County continually assesses the poverty and basic needs of county residents, works with stakeholders in facilitating anti-poverty efforts, and supports public policy initiatives that prevent and ameliorate conditions of poverty.

Furthermore, CDBG is funding a social work program to assist residents of the CDBG service area, which anticipates serving 400 people during PY13. As identified in the needs assessment conducted in the PY11-PY13 Consolidated Plan, of the current social service contract investments made by the Department, less than 9% of the services are being provided to persons living in the unincorporated areas, while 17% of the population lives in these areas. This program's aim is to address the disparity of social service contract provision in the unincorporated areas.

Finally, over the next year, CDBG staff intends to review investments and participate in planning efforts to address poverty to advocate for services in the unincorporated areas.

POPULATIONS WITH SPECIALIZED NEEDS

HUD identifies non-homeless populations with specialized needs as elderly, frail elderly, those with severe mental illness, the developmentally disabled, the physically disabled, persons with alcohol and other drug addictions, victims of domestic violence, and persons living with HIV/AIDS. Over the three-year strategic direction of the PY11-PY13 Consolidated Plan, no specific goals for CDBG are targeted to address these populations.

Travis County's HHS/VS provides services to populations with specialized needs through direct services as well as social service contracts and inter-local agreements with other governmental organizations. Travis County HHS/VS invests in different programs to address public health, substance abuse, indigent health, and mental health needs. Additionally, CDBG funded programs will be marketed to populations with specialized needs and services to ensure inclusion and improve access.

Services for Elderly & Frail Elderly

Travis County funds services through social service contract investments. Services provided include in-home care services, bill payer services, meals, and case management. In-home services include assistance with personal hygiene tasks as well as housekeeping, while bill payer services include assistance with finances and money management. Meals include hot meal delivery and second meal assistance.

Services for Persons with Physical Disabilities or Developmental Delays

Travis County funds services for persons with physical disabilities and developmental delays through social service contract investments. Services center around employment and job-readiness, case management, early childhood intervention, basic needs assistance, and social/recreational opportunities.

Services for Victims of Domestic Violence

Travis County funds services for persons experiencing abuse, neglect, domestic violence, and sexual assault through social service contract investments. Services center around advocacy, crisis management, emergency shelter, transitional housing, and counseling.

Services for Persons Living with HIV/AIDS

Travis County funds services for persons living with HIV/AIDS through social service contract investments. Services center around advocacy, crisis management, emergency shelter, transitional housing, counseling, case management, primary medical care retention, client advocacy, medication

adherence assistance, food bank assistance, nutritional counseling, home health, prevention, and support groups.

Additionally, Travis County provides other services through health and public health inter-local agreements.

LEAD-BASED PAINT

According to Census data, 161,762 or 39% of the housing units in Travis County were built prior to 1980, and are therefore at risk of containing lead-based paint.^{xliii} Most of these older housing units in Travis County are located within city or town limits. The highest concentrations of housing stock built before 1980 are located in the City of Austin with the exception of a few block groups in southern Travis County.

Figure 36: Travis County Housing Units, by Year Structure Built

Year Built	Number of Units
Built 2005 or later	24,812
Built 2000 to 2004	62,183
Built 1990 to 1999	78,206
Built 1980 to 1989	89,079
Built 1970 to 1979	79,427
Built 1960 to 1969	36,260
Built 1950 to 1959	23,167
Built 1940 to 1949	12,032
Built 1939 or earlier	10,876
Total	416,042

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Activities supported with Travis County CDBG funds must be in full compliance with the Lead Safe Housing Rule (24 CFR Part 35) of the U.S. Department of Housing and Urban Development (HUD). The CDBG program has created guidelines to ensure that the necessary steps for notification, identification and treatment of Lead Based Paint are followed, for owner occupied rehabilitation projects, homebuyer assistance projects and other projects as appropriate.

Additionally HHS/VS Housing Services Division, which receives funds through State grant funds and the Travis County General Fund, provides limited lead-based paint remediation on houses built before 1978 where small holes in the wall or similar acts that could cause additional possible lead exposure are made.

^{xliii} U.S. Census Bureau, B25034, 2005-2009 American Community Survey 5-Year Estimates, <http://factfinder.census.gov/> (accessed March 22, 2011).

SPECIFIC HOPWA OBJECTIVES

Travis County does not receive HOPWA funds at this time.



APPENDIX A:

ALTERNATE
PROJECTS

ALTERNATE PROJECTS FOR PY13

Alternate Project # 1: Home Rehabilitation – up to \$1,000,000

Project Description

This project funds minor home repair services for low- and moderate-income homeowners in the unincorporated areas of Travis County and the Village of Webberville, to move homes towards Housing Quality Standards. The program seeks to improve the energy efficiency, physical living conditions, and safety in owner-occupied homes. A 0% interest, forgivable 5-year loan up to \$24,999 with no required annual or monthly payments is available. The loan is forgiven at a pro-rata rate of 20% for each year of home ownership. Examples of potential improvements include connections of houses to long-term viable sources of water (not part of a stand-alone infrastructure project), complementing weatherization services of other funding sources, septic tank repairs, and electrical and plumbing repairs. In the event that program income is created, it will be reinvested into the Home Rehabilitation project.

These funds are targeted to homeowners at or below 80% MFI in the CDBG service area. This project is currently being administered by Meals on Wheels and More, Inc.

Figure 1: Alternate Project 2 - General Project Information

CDBG Funding:	Up to \$1,000,000
Leverage Funding:	To be determined
Program Delivery:	Meals on Wheels and More, Inc.
Program Oversight:	Travis County Health and Human Service and Veteran Services
Estimated Start/ Completion Date:	To be determined
Location:	Homes in the unincorporated areas of Travis County and the Village of Webberville

Figure 2: Alternate Project 2 - Priority and Performance Measurement Information (HUD-prescribed)

Priority Need Category: Owner Occupied Housing	Project: Rehabilitation of existing units
Eligible Activity: Rehabilitation	Outcome Category: Availability/ Accessibility
Objective Category: Suitable Living Environment	Specific Objective: Improve the quality of owner housing
Citation: 570.202	Accomplishment: TBD, dependent on funding level
Eligibility: LMH	Matrix Code: 14A, Rehabilitation, Single Unit Residential
Priority in the 2011-2013 Strategic Plan #: High	Travis County HTE #: HCIH06

Alternate Project # 2: Water, Wastewater and Design at Las Lomitas Neighborhood

Project Description

The Las Lomitas neighborhood is located in southeastern Travis County, in Precinct 4. The neighborhood lacks water lines and associated connections, and homeowners are currently purchasing water from a standpipe and transporting it to onsite tanks.

In order to get water and a wastewater solution to Las Lomitas, one of two directions can be taken:

- A. A two-part project (which is being proposed):
 - 1) An assessment of existing conditions and a comprehensive comparison of the feasibility, costs, and benefits of conventional water and wastewater options versus sustainable alternatives;
 - 2) Implementation of sustainable water, wastewater, and climatic intervention infrastructure, per the outcomes of the study, for qualifying residents.
- B. Traditional water connection, septic tank installation, design and easement acquisition.

Either way can achieve the end goal to get water and wastewater to the community. The CDBG Office will work with TNR to determine which strategy is most feasible given the funding and needs as we continue to develop the project. This first infusion of funding would potentially pay for design, acquisition, and wastewater. Las Lomitas serves about 146 people and 31 housing units.

Figure 3: Las Lomitas Project Location

Las Lomitas Project Location

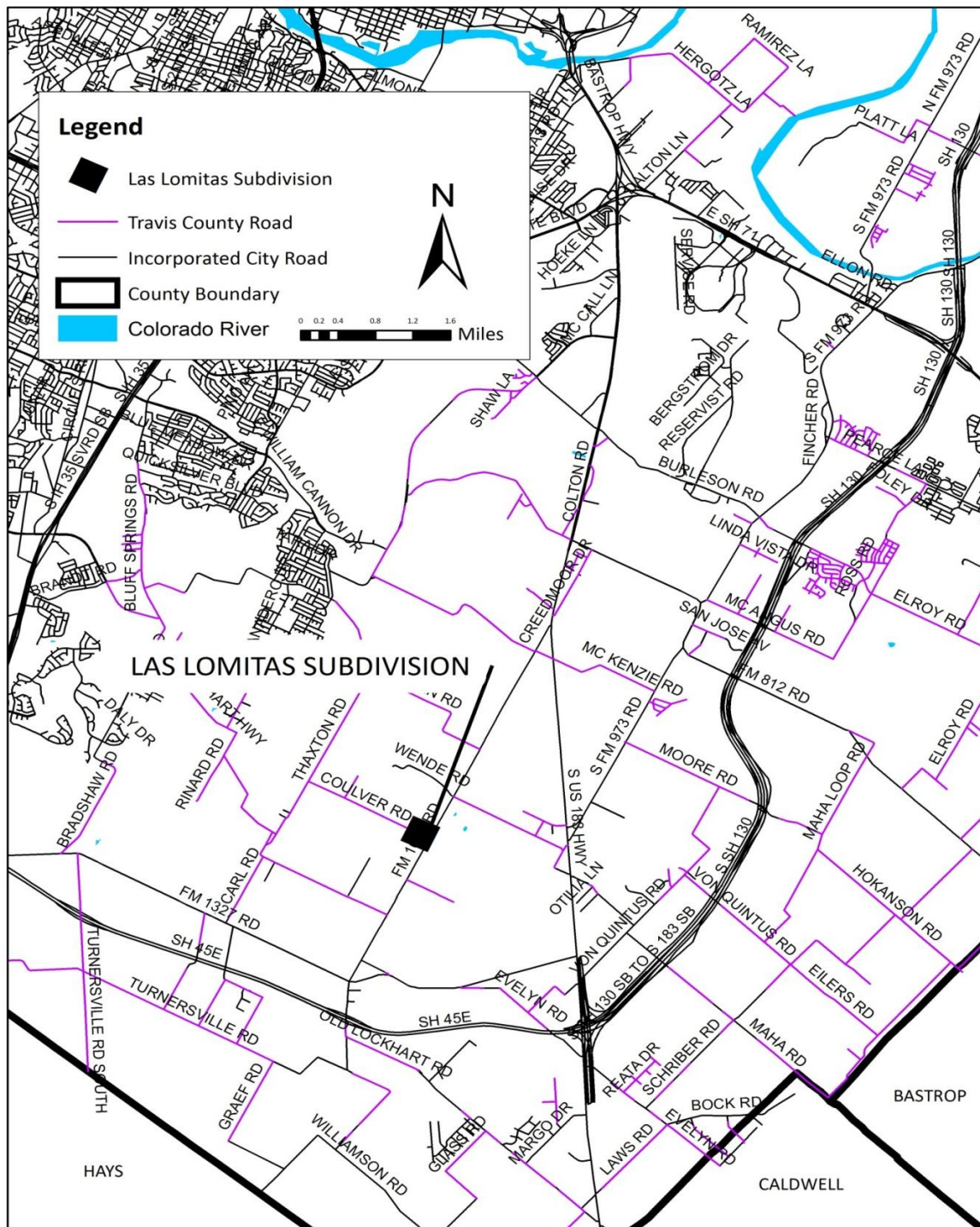


Figure 4: Alternate Project 3 - General Project Information

CDBG Funding:	Up to \$480,000
Leverage Funding:	Not Applicable
Program Delivery:	Center for Maximum Potential Building Systems (CMPBS)
Program Oversight:	Travis County Health and Human Services and Veterans Service
Expected Start/ Completion Date:	To Be Determined
Location:	Las Lomitas Neighborhood, Precinct 4

Figure 5: Alternate Project 3 - Priority and Performance Measurement Information (HUD-prescribed)

Priority Need Category:	Infrastructure	Project:	Feasibility study and pilot water project
Eligible Activity:	TBD	Outcome Category:	Sustainability
Objective Category:	Suitable Living Environment	Specific Objective:	Improve quality of public improvements for lower income persons
Citation:	570.201 (c)	Accomplishment:	TBD
Eligibility:	LMA –Survey	Matrix Code:	TBD
Priority in the 2011-2013 Strategic Plan #:	High	Travis County HTE #:	TBD

Figure 6: Las Lomitas Current Conditions



Water being transported to a residence in the Las Lomitas Neighborhood



Water storage

APPENDIX B: PUBLIC PARTICIPATION AND COMMUNITY NEEDS IDENTIFIED FOR PROGRAM YEAR 2013

Summary of Action Plan Participation Process
Participation Forms
Detailed Results of Participation Process
Testimonies received during Public Hearing at Commissioners Court
Public Comment Results
Public Participation Advertisements

ATTACHMENT C: DETAILED RESULTS OF PARTICIPATION PROCESS

Community Needs

As part of the PY13 public engagement process, the CDBG office sought public input on priority community needs. In PY11, during the consolidated planning public engagement process, the following areas were identified as high or medium priorities for the PY11-PY13 period:

Figure 1: Ranking of CDBG Priorities by the Public, PY 2011 to PY 2013

Priorities for the 2011-2013 Period	Priority Level
Infrastructure	High
Housing	High
Community Services	High
Populations with Specialized Needs/Services	Medium
Business and Jobs	Medium
Public Facilities	Medium

Source: PY 2011-PY 2013 Consolidation Plan, Travis County CDBG Survey, April 2011

The public were given the opportunity to assess these priorities and suggest project ideas for PY13 through a variety of channels, including public hearings, submission of participation forms and testimony at Commissioner's Court.

Public hearings were held in each of the four precincts and consisted of an informational section and two interactive exercises. As a part of the hearings, CDBG staff provided the list of the six CDBG priorities on large pieces of paper on the wall. Participants were asked to rank the priorities by assigning dots with numerical values next to the ones they consider most significant for investment of the upcoming year. They were specifically asked to:

- 1) Assign 5 points to the priority that represents to them the most urgent need or most urgent area of investment,
- 2) Assign 3 points to a priority that represents to them an urgent need, but not necessarily the most urgent need, and
- 3) Assign 1 point to the priority that represents to them an important need, but not as urgent need.

Participants could choose to assign all their points to one priority, or distribute the points between multiple priorities. Additionally, if a participant only wanted to assign points for one priority level (i.e. Most Urgent or Important) they were not required to use all of their points.

Residents that were unable to attend one of the public hearings could provide their input by completing a participation form (see Attachment B). All information presented at the public hearings was accessible via the participation form and a power point presentation, available online and at each of the seven community centers. The form allowed people to similarly rank priorities, and suggest project ideas.

The results gathered at the public hearing and the participation forms were combined and are summarized in the figure below:

Figure 2: Ranking of CDBG Priorities by the Public, Spring 2013				
Priorities for Investment	Most Urgent (5-point dots)	Urgent (3- point dots)	Important (1-point dots)	Total Points
Infrastructure	160	90	32	282
Community Services	20	12	3	35
Business and Jobs	10	3	0	13
Housing	5	3	3	11
Public Buildings and Facilities	5	6	0	11
Populations with Specialized Needs	5	3	2	10

Source: PY 2013 Action Plan, Travis County CDBG Public Hearings and Citizen Participation Form, February-March 2013

Based on public participation, infrastructure was ranked as the highest current need, followed by Community Services. The remaining categories were fairly evenly split in terms of priority. While the

public engagement process did not necessarily prioritize investment in housing for the upcoming program year, other data sources and information gathered from the current home rehabilitation project indicate a strong need for safe, decent and affordable housing in Travis County.

Project Recommendations

The public could provide recommendations for projects at the public hearings, on the participation forms, or by turning in a detailed project proposal for consideration. Travis County received a total of four project proposals for consideration for PY 2013 funding.

A summary of the all specific needs/projects identified during the PY13 public engagement process are compiled below.

Figure 3: Needs/Projects identified by the Public, Spring 2013	
High Priority Needs/Projects Identified	Precinct
Water/Sewer Improvements	
• Septic tank needs in Las Lomitas	4
• Permanent water source needs in Las Lomitas	4
Housing Needs	
• Home repair/modification for low-income homeowners in unincorporated county	All
Other Needs Identified	
• Community garden in Southeast Metro Park or elsewhere	1
• Increased funding for populations with Specialized Needs	All

Source: PY 2013 Action Plan, Travis County CDBG Public Hearings, Citizen Participation Form, Commissioners Court Testimonies and Project Proposals, February-March 2013

ATTACHMENT D: TESTIMONIES RECEIVED DURING PUBLIC HEARINGS AT COMMISSIONERS COURT

One person testified at the February 19, 2013 public hearing held to gather needs for the PY 13 Action Plan. The full transcription of testimony received at Commissioners Court follows:

DETAILED TESTIMONIES RECEIVED DURING PUBLIC HEARINGS AT TRAVIS COUNTY COMMISSIONERS COURT ON 02/19/13

Ronnie “Reeferseed” Gjemre: One question about the citizen participation form that is available to the public that cannot attend the public hearings to identify needs. Does that mean it’s not available to those members of the public who may or actually do choose to come, or is it – in other words, it seems maybe exclusionary to those who don’t go to meetings.

Christy Moffett: Our assumption is that we’ve had people in the past call us and say they can’t attend the public hearings for a variety of reasons.

Ronnie “Reeferseed” Gjemre: I understand, yeah.

Christy Moffett: So we created the form. It was a way to provide increased access to people to provide information.

Ronnie “Reeferseed” Gjemre: That’s just great, and I was trying to take notes as you went along. When you were on the page about how projects are prioritized, was that when it comes to a head in May?

Christy Moffett: In May, what we do is come forward to the Commissioners Court and at that time, we present the findings of the participation forms, plus the people who to the public hearings, and then we also look at the project proposals, and then we make recommendations.

Ronnie “Reeferseed” Gjemre: And that’s in between the scoring matrix and the projects selected?

Christy Moffett: Yes, correct.

Ronnie “Reeferseed” Gjemre: Okay. So I’m new to this thing. One other area of concern was that the estimate: You feel sure it’s going to be less next time for some reason, I guess, because hard times, generally speaking, or...?

Christy Moffett: Yeah, based on what we’re hearing, it’s likely we’ll receive a reduction. The thing to keep in mind, last year, whereas many jurisdictions received large cuts in their CDBG and home funding because of our population growth and a variety of other factors, we actually received an increase. So it will probably be less than what we received this year. How much less, I don’t know. If it increases, I’ll

be surprised.

Ronnie “Reeferseed” Gjemre: So it might be just a reduction per capita, but might be an overall reduction.

Christy Moffett: Right.

Ronnie “Reeferseed” Gjemre: The other question on CDBG priorities list: Who comes up with that? And would this be an opportunity to say, I think – one of your earlier pages said new housing is ineligible at this time.

Christy Moffett: What that means is that we’re not allowed to use CDBG funds to build housing. What we can do is support housing. So we’re working with Austin Habitat for Humanity: We’ve purchased the land, Habitat owns it, but we provided the funding and they have to come up with the leveraged funding to build the houses. They can’t use CDBG funds to build the housing.

Ronnie “Reeferseed” Gjemre: Okay, and is it exclusive to that organization, or do you still have openings?

Christy Moffett: That particular project was for that.

Ronnie “Reeferseed” Gjemre: Okay. And the community services, that’s also listed as high. The one that I can relate to is populations with specialized needs and services. It would seem like the spirit of Travis County and caring for our people and in line with our large spending of money on medical priorities, generally speaking, I would think that would be in the high category.

Christy Moffett: And what we did, part of the reason we made the recommendation, because of the amount of CDBG funds that we receive, if we had had a larger entitlement, I believe that we would recommend to carve out certain types of funding for particular populations. But what we do with the funding that we have -- for instance, our home repair program, so we have to go out and market to different people to try to find people who might need their home repaired, that’s where we focus on special populations with particular needs. And we use information from citizens as well as information that we have from data that lets us know typically what populations live in housing that may be substandard. And so that’s how we incorporate that particular category into our services, because to try to reduce or restrict our programs specifically to a population – because our funding is small and because the area that we serve is generally already underserved because of location and transportation barriers, we try to make the program as open as possible while focusing on special populations when appropriate.

Ronnie “Reeferseed” Gjemre: That’s a little confusing to me. The populations with specialized needs who need special services, for instance needing special transportation, well, that’s very costly. My only suggestion, because of the inherent high cost of some of this, specialized populations should be a high priority as opposed to something vague like “community services,” which is what all governments are supposed to do. And businesses and jobs, also, should be a high priority. Who sets those priorities?

Commissioner Daugherty: Is this the format you want to go down? You have a lot of questions to ask. If you want to have that kind of conversation, you need to have it with Ms. Moffett off the dais. This could go on for 30 minutes. You'll read something, it will spawn an idea – if you have a specific question, that's one thing, but if you just want to go down the list and interact this way, this is probably not the format to do that.

Ronnie “Reeferseed” Gjemre: Well, you certainly have your right to have that opinion, sir. I did have specific things to say, and I did make specific notes on the information that was provided to me. And I don't think you should discourage citizens like me who have questions, from coming down here and asking. Maybe I should have written it down and sent it to you in an email or something. I don't know, but just to encourage citizens' participation, is something -- it should be a goal, not something to extinguish.

Commissioner Daugherty: We open this up every week for citizen communication, you know that. All I'm pointing out here, is I think you are entitled to ask your question but this is not the format to do it. We're sitting up here, we're kind of listening to this bouncing back-and-forth. I think you've got legitimate questions, but the format ought to be that you either get Christy and you go out, go up to one of our rooms, go up to my office if you want and sit down a discuss it.

Ronnie “Reeferseed” Gjemre: That's a great idea. I'm just speaking for citizens, and they not all can get here. I happen to be blessed that I can do this, and I'm sorry if it seems irrelevant or the wrong time to ask, but I bet you there are some citizens out there who might agree or want to hear it. Maybe I'm the only person who thinks -- even if that's so, I'm a citizen and I bother to come, and I'm just trying to throw in my two cents. I didn't mean to take too much time with you, but I did have a couple of -- you know, three items on this to mention. I'm sorry if it seemed like too much to you.

Commissioner Daugherty: My point was that, if you wanted to take the microphone and you wanted to address it to the court, then we could do that. But what you got into here is, you're getting educated on the subject matter while we have court in session. I want you to get your questioned answered but that's my opinion, and that's how I feel, but I'm not the judge.

Judge Biscoe: Sounded like a judge to me. I'm having a hard time finding the citizens you speak for, too, Mr. Reeferseed. They may be here, but I'm having a hard time recognizing them today.

Commissioner Daugherty: But Christy will be able to do that for you, right?

Christy Moffett: Sure, absolutely.

Commissioner Daugherty: Ronnie, she's more than happy to take your time. You all can find a spot in my office or up on the second floor, there are plenty of offices.

Christy Moffett: I also will say that the public hearings that we have out in the precincts tend to lend themselves more to this kind of conversation, but also people can call me anytime and ask. We have a

very rich discussion at the public hearings out in the precincts, which we enjoy every year.

Judge Biscoe: This is a public hearing. Would anyone else like to give comment? I'll move that the public hearing be closed.

Judge Biscoe: I move that the hearing be closed, then. All in favor. It passes by unanimous vote. Thank you very much, Ms. Moffett.

ATTACHMENT E: PUBLIC COMMENT RESULTS

After presentation to Travis County Commissioners Court, the draft PY13 Action Plan was posted for written comment for thirty days prior to the final approval by the Travis County Commissioners Court. Comments on the PY 13 Action Plan could be received in writing via email or regular mail to the Travis County Health and Human Services and Veterans' Service CDBG staff. The Draft Plan was posted on the Travis County website and copies located at the seven Travis County Community Centers for public review.

The public comment period occurred from June 24, 2013 to July 24, 2013. The public hearings were held at the Travis County Commissioners Courtroom at 9 am on Tuesday, July 2, 2013 and Tuesday, July 9, 2013.

DETAILED TESTIMONIES RECEIVED DURING PUBLIC HEARINGS AT TRAVIS COUNTY COMMISSIONERS COURT ON JULY 2 AND JULY 9, 2013

Three people testified at the July 2, 2013 public hearing. The full transcription of testimony received at Commissioners Court follows:

Judge Biscoe: This is a public hearing. If you would like to give comments, please come forward. Dr. Kim.

Koo-hyun Kim: Yes, sir. excuse me. Thank you very much for your help. Would you please one more time, the total amount we received the last year block ground, how much it is total last year.

Christy Moffett: Last year?

Koo-hyun Kim: Yes.

Christy Moffett: This current year right now?

Koo-hyun Kim: No, no...yes, current year.

Christy Moffett: It's 896,000.

Koo-hyun Kim: 800...

Christy Moffett: A little more than that. don't quote me, 896,000.

Koo-hyun Kim: 896...

Christy Moffett: Thousand. almost one million.

Koo-hyun Kim: How many people received the benefit?

Christy Moffett: Well, currently we're working on a road.

Koo-hyun Kim: How many people received from \$896,000?

Christy Moffett: I'm happy to give you that information afterwards. I'd have to collect that information.

Koo-hyun Kim: You don't have any clue approximately how many? 100, one or two, how many people?

Christy Moffett: I would have to go back and let you know.

Koo-hyun Kim: Did you provide the documents backup to the court?

Christy Moffett: Not for this current year. Are you talking about for next year...

Koo-hyun Kim: No, no, current year.

Christy Moffett: I would have to collect that information to give you the best answer.

Koo-hyun Kim: And then we can receive block grant for the housing from the United States, right? Why can't we receive money as a block grant for the...for the...

Christy Moffett: I'm sorry, the what?

Koo-hyun Kim: We receive housing from the U.S. Government. Why don't we request or why we should not receive any funding from the United States to keep the integrity panel?

Judge Biscoe: I think the answer to that is that the state has reimbursed us 100% for the last 30 years. The federal government... the federal government has different standards and to my knowledge they don't do that anywhere in the United States, but we can look at the grant possibility.

Koo-hyun Kim: Thank you. And then I need backups and I need to the total amount \$896,000 should be distributed to how many people, how much is it and who is qualified. I need that information.

Christy Moffett: Okay.

Koo-hyun Kim: Thank you. I really appreciate it, your work. Thank you, sir.

Judge Biscoe: Thank you. Mr. Priest.

Morris Priest: Judge, Commissioners, Morris Priest speaking on my own behalf. I'm glad some things were clearer up such as the home buyers assistance numbers here, but I did want to bring to the

attention of the Court which some of the members I've discussed this with that we have a situation with Mobile Loaves and Fishes going out by the Woodlands and I would like the Court to make a resolution in the near future opposing that and making sure it's part of the records. We don't want any of these funds going to that organization or their efforts. And I think that it's certainly appropriate to the item on the agenda that we want that in this presentation included. You have in this presentation ineligible activities and I believe that that is something that the Court should clearly identify as an ineligible activity. I just did want to say that. I know that Kenneth has printed up a letter, we can give it to her as part of the opposition to this, make sure that it's on record, on file under this public hearing for this item. But that's all I had. Thank you.

Judge Biscoe: Mr. Koym.

Kenneth Koym: Kenneth Koym with Imperial Neighborhood Association. What Mr. Priest has just mentioned is highly significant because there's JD Equity who owns the property and there's Mobile Loaves and Fishes which has a 501C3. There's a complication when you connect a commercial venture with a tax exempt venture and they are all one and the same. It's a felony to... for... for the County through this program to convey funds to an organization that can't decide whether it's commercial or nonprofit. We'll talk in ...I'll talk a little bit later clarifying this, but I feel and my comembers of Imperial Valley Neighborhood Association are deeply concerned that we don't open our pockets and become a highway for misuse of seriously needed funds. It's a chronic system, it's a chronic approach that we have been using in this county, in fact, throughout the country, to try to have small operations like Mr. Graham has offered and is proposing and going on t.v. And trying to sell something that is absolutely not workable. It's a chronic system that the wheel is broken. We need a wheel that rolls and that is safe for this community. Or say Kenneth, what are you talking about... on May the 13th were taken from their parents backyard by an alleged -- and I saw him, not just alleged, he truly exists, a man that does not live in the community. The Mobile Loaves and Fishes coming to the community, we'll have...we'll have a new kind of issue. It is improper to put homeless on 27 acres and right next door, across the fence, in fact, there's about a distance between me and you from the...the 400 homes, \$200,000 worth.

Commissioner Daugherty: Let me ask you something because I'm confused. Are there...are there any dollars that has anything to do with Mobile Loaves and Fishes?

Christy Moffett: No, sir.

Commissioner Daugherty: I was confused. I'm thinking there's something I don't know. I realize what you are saying which is a different subject matter, but I want to make sure people don't misunderstand that what we are talking about with the comments from Christy that this has anything to do with Mobile Loaves and Fishes.

Kenneth Koym: Mr. Priest spoke with you about asking that none of the future funds go to them and there's over a million dollars. And that's the request. Thank you.

Judge Biscoe: Thank you.

The following letter was submitted as comment at the July 2, 2013 public hearing:

IMPERIAL VALLEY NEIGHBORHOOD ASSOCIATION (IVNA)
 Map [http://ftp.ci.austin.tx.us/GIS-Data/Regional/community_registry/maps/community_registry_map_1195.pdf]
 Tex Nonprofit Charter 400688401 Founded 5-31-77, Uphold Property Title Covenant Restrictions IRS 74-2935680 Surveyed June 1970
 East Travis County Development Plan see <http://dialoguemakers.org/ivnadevelopmentplan2.html>
512.828.9778_imperialvalleyna@gmail.com, Box 1156, Austin TX 78617 c/o Austin TX 78724-5840

July 2, 2013

Hon Judge Sam Biscoe
 Hon Commissioner Ron Davis
 Hon Commissioner Bruce Todd
 Hon Commissioner Gerald Daughtery
 Hon Commissioner Margaret Gomez
 Hon Deece Eckstein, Inter-Local/County-City Cooperation Accord Coordinator

RE: 9301 HogEye ATX 78724 C8J-2013-0011, Mobile Loaves & Fishes/JD Equity Inc, case manager don.grigsby@co.travis.tx.us, joe.arriaga@co.travis.tx.us, Bury & Partners, Inc (Bryant Bell) 221 W 6th St #600 ATx 78701, Planner Elsa Garza, elsa.garza@austintexas.gov

Dear Judge Biscoe and Honorable Commissioners:

By embracing JD Equity Inc, a commercial venture and Mobile Loaves & Fishes a 501C3, TCCC commits multiple felonies. That's a national disgrace in the face of 750,000 County/City newcomers. Home owners put up HOME FOR SALE signs. Do you really wish to kick developers and home owners in the teeth? Smugness is frowned on, so it is time for you to step up to the plate. Stop hugging felons who fail to sell 785,000 citizens on dissension which reduces home values. Mr. Graham's actions are not accountable. His costly ideas do not reintegrating homeless into the social fiber of Central Texas. We call for this case to be dismissed. A 501C3 tax exempt entity cannot co-exist under two names. But that is what you have on the application. A nonprofit can't be a Commercial-Retail RV Park nor be a rehab organization. One can't go on TV claiming to coach entrepreneurs, yet keeps no records, and issue no IRS Form 1099s. This reflects a lack of accountability. It is illegal. You elected Officials commit felonies by approving illegal operations and administratively tell the public all the underhanded acts are okay. For all of us, land and home values are taking a dive; they're valued at far less than they were nine months as you covered up this scheme and co-opted with those builders who installed city of Austin human waste not septic systems on this 27 acres. That is criminal.

This Case encroaches upon prohibited mobile home haul ins the Architectural Control Authorities of Imperial Valley Neighborhood Association platted in 1970 and 2005. It breaches CC&Rs/Property Title Covenant Restrictions a) See CC&Rs \Divisions\Austin\Woodlands\Declarations\092805.doc (See 36-page disclosure Filed 9/30/05 as 200518420. This specifically prohibits your approval of proposed case. Read what Travis Co locked in the record.) And b) see Imperial Sec II Subdivision [Lots No. 170 through 460 on 8-19-70; see Vol 50 Page 62 Travis County Clerk, Austin, Texas; and Section I Subdivision [Lots No. 1 through 169, filed 8-16-70]; see Book 49, Page 25, and in Vol 50 Page 71 and Vol 3835 Page 2127; and CC&Rs for Indian Hills, Berdal Farms and other Subdivision filed in with the Travis County Clerk, Austin, Texas, Plat Records Div. We hold the applicant's petition for approval first of all makes the Austin Planning and Development Review Department liable for a felony under Texas Penal Code Sec 39.03(a) (2) as the applicants knowingly or unknowingly will violate Texas Property Code § 202.004(b), §202.004(c), § 5.006 "breach of property title covenant restrictions. Plus it will add City of Austin- Travis County costs in violation of Texas Govt Code, Inter-Local Cooperation Agreement. Furthermore your recommendation for approval of this application will violate laws now under Federal investigation by the USDOJ including, i.e., the Violent Crime Control and Law Enforcement Act of 1994, 42 U.S.C. § 14141, Title VI of the Civil 11 Rights Act of 1964, 42 U.S.C. §§ 2000d to 2000d-7; the Title VI implementing regulations issued by the United States Department of Justice, 28 C.F.R. §§ 42.101 to 42.112; and Title VI contractual assurances. Planners best be aligned with conflict-free sustainable developments. Again we ask that you be better engaged with the people so we may work jointly.

It's irresponsible for sole Woodland Hills HOA and Imperial Valley NA to bear property value losses. It's wrong Sunshine Homeless RV Commercial-Retail Park's 27 acres are to be split in 12 lots. It breaches the property title covenant restrictions (CC&Rs). Stop telling your employees they have no land use authority. Breaching CC&Rs of 5 SubDivisions surrounding the RV Park occurs per State law. Texas Property Code § 202.004(b), §202.004(c), § 5.006 "breach of property title covenant restrictions. A court may assess civil

damages for the violation of a restrictive covenant in an amount not to exceed \$200 for each day of the violation." § 5.006 says: "Attorney Fees in Breach of Restrictions Covenant Action (a) In an action based on breach of a restrictive covenant pertaining to real property, the court shall allow to a prevailing party who asserted the action reasonable attorney's fees in addition to the party's costs and claim." Keppel v. Bailey 2 MV&K 517, 39 Eng Rep 1042 (1834). TxAG Opinion No GA-0864 (2011). When CC&Rs are breached, it demeans all. County employees and elected officials commit a TX Penal Code 39.03(a)(2) felony if you keep up the thrash you began the day you issued bulletins saying "We have no legal basis to protect our County". That is a bunch of bunk. Stop it!

The picture on the next page brings to mind adamant demands made by angry neighbors who asked Mobile Loaves & Fishes to move from an East Austin location near the Montopolis River Bridge. Hundreds of drug user needles left on the ground, where, it is said, "a Brooke Elementary student walked the area and somehow got ,,, and infected with HIV virus. Medical professionals tracked her infection." People demanded, "Move it!!! Get out of here now!!!" Is this story part of the C8J-2013-0011, C8J-2013-0011.A, and SP-2012-0149D record? If not why has it not been put there? Dwellers in this NA's 105 square mile turf have lived around the world. We know life is not all nice and sweet. At the same time, the CoA and County are obligated to prevent further conflicts, lawsuits and encourage friendly inactions.

Has the trash in the record been white washed? It has not been sold so 785,000 citizens back what is proposed in the RV Commercial-Retail Park across the fence from fellow CoA citizens living in \$150-250 hundred thousand dollar Centex homes, which may soon be valued at far less? What will this non-sustainable addition to the NA's multi-billion dollar goal do behalf 750,000 newcomers? We feel planners should be closely aligned with conflict-free sustainable developments.

After decades of having no undisciplined blocking of roadways, and before the Travis County and City of Austin planners have completed their review of plans, a work crew placed the covered rocks obstructing anyone walking, driving or hauling valuables to the market. This blocks the road way contrary to law [TTC Ch 251.008 (1)]. In case of emergencies or emergency vehicle, the intruders announce their intent to obstruct life on Imperial N @ Hog Eye, ATX 78724. See Austin Hindu Temple in back ground.

Note the manhole shown beyond the mound of covered rocks reaching over to 19 inches from Imperial Drive North. You tell those who drive passed the Hog Eye Road intersection the Austin Hindu Temple and the operation at a 9301 is fully tied to City of Austin sewer and super clean water supply, but not those who live in Imperial Valley Section II or Section I. Felony, Felony, Felony. Stop this!

A lot is unclear here. Under Texas law, a covenant runs with the land when it: (1) touches and concerns the land; (2) relates to a thing in existence or specifically binds the parties and their assigns; (3) is intended by the original parties to run with the land; and (4) when the successor to the burden has notice. *Inwood N. Homeowners' Assoc., Inc. v. Harris*, 736 S.W.2d 632, 635 (Tex. 1987).

Noting the lack of good faith engagement, this NA demands that all involved be invited to multiple meetings where they are told the honest to God truth. And that they are assured that the covenant "runs with the land." All affected hereby need clarifications. We need to whether the covenant satisfies the three above requirements. Have independent legal counsel able to communicate in Spanish, Hindu and English assure all questions of fact and construction of the restrictive covenant. See Tex. Att'y Gen. Op. Nos. JC-0480 (2002) at 5 (explaining that intent involves fact. The NA cannot decide, JC-0282 (2000) at 4 (explaining that whether specific notice requirements must be met; see also *Raman Chandler Props., L.C. v. Caldwell's Creek Homeowners Ass'n*, 178 S.W.3d 384, 391 (Tex. App.--Fort Worth 2005, pet. denied) (construing the deed to determine whether the restrictions specifically bound the parties).

We oppose sub standard developments and band together to turn the tables on administrative oppression. We invoke Texas Penal Code 39.03 (a)(2). It falls on our side. We call for action from all who bear the losses. "East Austin has long been economically and racially segregated from the rest of the city. In 1928, the city of Austin institutionalized segregation through a master plan. This plan forced minority residents to move to East Austin using such measures as cutting off utilities to blacks living in Freedmen settlements at the city's



periphery and in other parts of the city, as well as moving their churches to East Austin and its neighboring communities. City leaders also pushed the relatively few Mexican immigrants out of downtown by relocating their churches and building Santa Rita Courts, the nation's first federally funded housing project, in East Austin. Civic Engagement: Residents and business owners in East Austin reported that it is hard for them to get their voices heard by city government. Language, education, and trust can all be factors¹."

Graham has been inept. He's not sold his offer to 785,000 citizens living in this County. We demand that you postpone this fluke project. Again, a 501C3 tax exempt entity cannot also be an Commercial-Retail RV Park; it cannot go on TV as it has claiming it coaches entrepreneurs with keeping records and issuing no IRS Form 1099s. There's a grand lack of accountability issues. For East Travis County, the Elected Officials are committing felonies if they approve illegal operations and administratively tell the public all the underhanded acts are okay with them. For all of us, land and home values may soon be valued at far less? What will this non-sustainable addition to our multi-billion dollar goal do behalf 750,000 newcomers? We feel planners should be closely aligned with conflict-free sustainable developments. Again we ask that Commissioners Court conduct joint ventures that kick neither developers, businesses, entrepreneurs, job providers nor home owners in the teeth.

Kenneth Koym, President cell 512.828.9778 / imperialvalleyrna@gmail.com

Community Strengthening Task Force: Delores Blaylark, Luis & Gwen Shaw, Janie Garcia, Ardel Williams, Jose y Juanita Silva, Martha Stockton, Don Miguel Pastor, Esperanza Briones, Sandra Williams, Anibal "Luis" Alvarez Family, Will Taylor, Doris Williams, Jewel Medearis, Angie Bedford, Mrs. Stevens, Eric Bookman, Luis Martinez, Pete Gonzalez, Doris Jackson, Mildred Maxwell, Sr. & Sra. Frank Reyna, Jose & Juanita Herrera, Graciela Reyna, Jesus Moreno, Luis Martinez, Samuel Tinnon, Matt Rayson, Mozell Stephen, Rafael Briones, Linda/David Richard, Barbara Tutt, Cynthia Kidd, Janice Flint (Deceased), Matilde Carrione, Jose & Lupita Torres, Guadalupe Salinas Family, Rafael Briones Family, Henry Ramirez Family, the Trinidad Montoya family, Jose & Anna Mendoza; plus, we invite thousands living in/outside our jurisdiction to join Task Forces.

¹ East Austin Neighborhood, http://www.frb.org/cpreport/docs/austin_tx.pdf And, Karen Riles, Austin History Center. Telephone and e-mail interviews. Study compiled by Elizabeth Sobel community affairs specialist Federal Reserve Bank Dallas.

One person testified at the July 9, 2013 public hearing. The full transcription of testimony received at Commissioners Court follows:

Judge Biscoe: This is a public hearing. If you would like to give comments, please come forward. Dr. Kim.

Koo-hyun Kim: Yes, sir. July 2nd I raised the question here and July 3rd Christy Copeland Moffett responded. This is one of the best responses I receive from the government for the 33 years including my honorable County Judge Sam Biscoe. I really appreciate you. Thank you very much.

DETAILED RESPONSES TO COMMENTS RECEIVED

Response to Koo-hyun Kim's Comments provided at CDBG Public Hearing on July 2, 2013

Dear Mr. Kim:

This letter is in response to your request for information about the number of people served by the Travis County Community Development Block Grant (CDBG) Program, which you submitted during the public hearing at Travis County Commissioners Court on July 2, 2013.

Below you will find a chart detailing the number of people or households served to date, and funds expended through the first two quarters of the current program year. Please note the CDBG program year runs from October 1-September 30, and the Social Work project reports the number of clients served on a quarterly basis. The figure in the chart therefore only includes the number served through March 2013, as the performance report for the third quarter (April-June) will be submitted this month. We have also included the number of people served during the prior program year for your reference.

If you have any questions you can contact me at 512-854-3460 or christy.moffett@co.travis.tx.us.

Sincerely,

Christy Copeland Moffett, LMSW

CDBG Planning Project Manager

PY12 (October 1, 2012-September 30, 2013) Number of Beneficiaries, Year-to-date

Project	Funding Allocated	Expended as of April 30, 2013	Total Number Benefited
Lake Oak Estates Street Improvements	\$471,598	\$84,033	126 people
FSS Social Work Services Expansion	\$106,000	\$42,120	307 people served
Homeowner Rehabilitation	\$1,088,731	\$0	7 homes either completed, under construction or approved for repair
Homebuyer Assistance	\$794,945	\$4,178	1 home loan closed

PY11 (October 1, 2011-September 30, 2012) Number of Beneficiaries

Project	Number of People Benefited
Land Acquisition for Affordable Housing Development	9
Lake Oak Estates Street Improvements	126
FSS Social Work Services Expansion	391
Water Connections Plainview Estates	66
Total persons served	592

Response to Letter provided at CDBG Public Hearing on July 2, 2013

Mr. Koym,

Thank you for your comments at the public hearing and the letter you provided to support your comments against the Sunshine RV Park to house homeless individuals. The Program has reviewed your letter and your comments at the public hearing. At this time, none of the points in your letter are within the authority of the CDBG program to address. We can, however, confirm the following:

- 1) The RV Park only has private funds associated with it. No HUD or other grant funds are attached to it.
- 2) No application has been filed requesting Travis County CDBG funds.

CDBG will forward your letter to the Transportation and Natural Resources Department for their information as that Department is responsible for development and permitting. Additionally, we note that your letter was addressed to and was provided to the Travis County Commissioners Court members for their consideration as well.

Again, thank you for taking the time to provide comment.

Sincerely

Christy Copeland Moffett, LMSW
CDBG Planning Project Manager

ATTACHMENT F: PUBLIC PARTICIPATION ADVERTISEMENTS

During the months of February and March, the County held public hearings and solicited proposals for CDBG projects. Additionally, two public hearings at Travis County Commissioners Court were held on July 2, 2013 and July 9, 2013 and a 30-day public comment period occurred from June 24, 2013 to July 24, 2013 to solicit final comment on the proposed uses of CDBG funds for PY13. Advertisements for both appeared on the Travis County website (www.co.travis.tx.us/CDBG) and were posted at the seven community centers. Advertisements also appeared in newspapers of general circulation including *Hill Country News*, *The Oak Hill Gazette*, *The Villager*, *The Austin Chronicle*, *Pflugerville Pflag*, *Lake Travis View*, and *Westlake Picayune*; and the Spanish language newspapers *Ahora Si* and *El Mundo*. In addition, notifications were sent by mail and e-mail to service providers, county residents who had previously attended public hearings, community liaison departments of schools districts, and to neighborhood associations; and were notices posted on the CDBG Facebook and Twitter pages. The announcements were made available in English and Spanish. The advertisements follow.

PUBLIC NOTICE

TRAVIS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

INVITATION TO PARTICIPATE IN COMMUNITY NEEDS FORUMS IN FEBRUARY & MARCH 2013

Travis County invites the public to participate in community forums where residents will have an opportunity to present community needs and recommend projects for Community Development Block Grant (CDBG) funds for usage in the unincorporated areas of Travis County. The information collected in the forums will guide the selection of CDBG projects for the Program Year 2013 (October 2013 – September 2014).

The Community Development Block Grant (CDBG) program is funded by the United States Department of Housing and Urban Development (HUD) to benefit Travis County low- to moderate-income residents who live in the Village of Webberville or outside any other city limit. The program supports community development activities aimed at revitalizing neighborhoods, improving affordable housing options, and providing improved community facilities and services. For program year 2013, Travis County anticipates to receive an estimated \$896,341.

The forums will be held according to the following schedule:

FEBRUARY 2013			MARCH 2013	
TUESDAY Feb. 19 th	WEDNESDAY Feb. 20 th	THURSDAY Feb. 21 st	WEDNESDAY March 6 th	THURSDAY March 7 th
9:00 am	6:30 pm	6:30 pm	6:30 pm	6:30 pm
Travis County Commissioners Courtroom	Westside Meeting Hall (Austin)	South Rural Community Center (Del Valle)	East Rural Community Center (Manor)	West Rural Community Center (Oak Hill)
700 Lavaca Austin, Texas, 78701	4501 FM 620 Austin, TX 78732	3518 FM 973 Del Valle, Texas 78617	600 W. Carrie Manor St Manor, Texas 78653	8656-A Hwy 71W Austin, Texas 78735

Beginning February 19, 2013, if you cannot attend any of the forums, you can participate by filling out a Participation Form found at the Travis County Website at www.co.travis.tx.us/CDBG/, at one of the seven Travis County Community Centers or by requesting that it be mailed to you by calling 512-854-3460.

For additional information, contact the CDBG office at cdbg@co.travis.tx.us or call 512-854-3460. To request that an American Sign Language or Spanish interpreter be present at any of the public hearings, please contact CDBG staff at least five business days in advance.



NOTICIA PÚBLICA

EL PROGRAMA DE SUBSIDIOS GLOBALES DE DESARROLLO COMUNITARIO (CDBG) DEL CONDADO DE TRAVIS

SOLICITAMOS SU AYUDA IDENTIFICANDO NECESIDADES COMUNITARIAS DURANTE FOROS COMUNITARIOS EN FEBRERO Y MARZO DE 2013

El Condado de Travis invita al público a participar en foros comunitarios donde residentes tendrán la oportunidad de identificar necesidades comunitarias y de recomendar proyectos para el uso de los fondos del Programa de Subsidios Globales de Desarrollo Comunitario (CDBG) que se enfoca en las áreas no incorporadas del condado de Travis. La información recaudada en los foros guiará la selección de proyectos CDBG para el Año Programático 2013 (desde octubre de 2013 a septiembre de 2014).

El Programa de Subsidios Globales de Desarrollo Comunitario (CDBG) recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. para beneficiar a residentes de bajo y medianos ingresos que viven en el Pueblo de Webberville o en las otras áreas no incorporadas del condado de Travis. El programa apoya actividades de desarrollo comunitarias que tienen como propósito revitalizar comunidades, mejorar opciones de viviendas, y proporcionar servicios e instalaciones comunitarias mejoradas. Para el Año Programático 2013, el Condado de Travis anticipa recibir un estimado de \$896,341 en fondos CDBG.

Los foros públicos se llevarán a cabo de acuerdo al siguiente horario:

FEBRERO de 2013			MARZO de 2013	
MARTES 19 de febrero	MIÉRCOLES 20 de febrero	JUEVES 21 de febrero	MIÉRCOLES 6 de marzo	THURSDAY 7 de marzo
9:00 am	6:30 pm	6:30 pm	6:30 pm	6:30 pm
Travis County Commissioner s Courtroom	Westside Meeting Hall (Austin)	South Rural Community Center (Del Valle)	East Rural Community Center (Manor)	West Rural Community Center (Oak Hill)
700 Lavaca Austin, Texas, 78701	4501 FM 620 Austin, TX 78732	3518 FM 973 Del Valle, Texas 78617	600 W. Carrie Manor St Manor, Texas 78653	8656-A Hwy 71W Austin, Texas 78735

Comenzando el 19 de febrero de 2013, si no puede asistir a los foros, usted puede participar llenando una Planilla de Participación ubicada en la página web www.co.travis.tx.us/CDBG/ o en uno de los siete Centros Comunitarios del Condado de Travis, o puede solicitar que se le envíe una planilla por correo llamando al 512-854-3460.

Para mas información, comuníquese con la oficina de CDBG a través del correo electrónico al cdbg@co.travis.tx.us o llamando al 512-854-3460. Para solicitar que haya un intérprete en español o de lenguaje americano de señas en alguna de estas reuniones, por favor contacte al personal de CDBG por lo menos con cinco días hábiles de anterioridad.



TRAVIS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

INVITATION TO COMMENT ON THE PY13 ACTION PLAN

Travis County is eligible to receive an estimated \$851,524 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to benefit Travis County low-to moderate-income residents who live in the unincorporated areas of the county or the Village of Webberville. The funds are for the program year 2013, which goes from October 1, 2013 to September 30, 2014.

CDBG activities are aimed at revitalizing neighborhoods, improving affordable housing options and providing improved community facilities and services. You can comment on the proposed amendments, projects and actions by attending one of two public hearings or by sending your comments in writing via postal mail or e-mail.

COMMENT PERIOD AND DRAFT DOCUMENT

Comments will be accepted for 30 days beginning June 24, 2013 at 8:00 a.m. and ending July 24, 2013 at 5:00 p.m. Beginning June 24, 2013, drafts of the proposed action plan and related summaries will be available for download on the Travis County CDBG webpage at: www.co.travis.tx.us/CDBG or available for review at any of the seven Travis County Community Centers:

SOUTH RURAL COMMUNITY CENTER	TRAVIS COUNTY COMMUNITY CENTER	WEST RURAL COMMUNITY CENTER	NORTHWEST RURAL COMMUNITY CENTER	EAST RURAL COMMUNITY CENTER	PALM SQUARE COMMUNITY CENTER	POST ROAD COMMUNITY CENTER
3518 FM 973, <i>Del Valle</i>	15822 Foothills Farm Loop, Bldg. D, <i>Pflugerville</i>	8656 Hwy 71W, Bldg. A, <i>Oak Hill</i>	18649 FM 1431, <i>Jonestown</i>	600 W. Carrie Manor St., <i>Manor</i>	100 N. IH-35, Suite 1000, <i>Austin</i>	2201 Post Rd., Suite 101, <i>Austin</i>

PUBLIC HEARINGS

You can provide your comment by attending any of two Public Hearings scheduled for Tuesday, July 2, 2013 at 9:00 AM or Tuesday, July 9, 2013 at 9:00 AM at Travis County, Commissioners Courtroom, 700 Lavaca, Austin, TX.

MAILING YOUR COMMENTS

You can mail your comments to: CDBG Program, Travis County, HHSVS P.O. Box 1748, Austin, TX 78767 or e-mail them to: cdbg@co.travis.tx.us.

Travis County is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-854-3460 for assistance.



TRAVIS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

INVITACIÓN PARA COMENTAR SOBRE EL PLAN DE ACCIÓN PY13

El Condado de Travis está calificado para recibir una suma estimada de \$851,524 en fondos del Programa de Subsidio Globales para el Desarrollo Comunitario (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) destinados a beneficiar a residentes de ingresos bajos o medianos que residen en las áreas no incorporadas del condado o la Villa de Webberville. Los fondos son para el año programático de 2013, el cual cubre desde el 1 de octubre de 2013 al 30 de septiembre de 2014.

Las actividades CDBG tienen como propósito revitalizar comunidades, mejorar opciones de viviendas asequibles y proporcionar servicios e instalaciones comunitarias mejoradas. El público puede realizar comentarios sobre las rectificaciones, los proyectos y acciones durante una de dos audiencias públicas o enviando sus comentarios por escrito a través del correo postal o de un correo electrónico.

PERÍODO DE COMENTARIO Y DOCUMENTO PRELIMINAR

Los comentarios públicos se aceptarán por un período de 30 días a partir del 24 de junio de 2013 a las 8:00 a.m. hasta el 24 de julio de 2013 a las 5:00 p.m., borradores del plan de acción y resúmenes relacionados serán disponibles para descargar en la página de internet de CDBG del Condado de Travis en: www.co.travis.tx.us/CDBG, o en uno de los siguientes siete centros comunitarios del Condado de Travis::

CENTRO COMUNITARIO RURAL DEL SUR 3518 FM 973, <i>Del Valle</i>	CENTRO COMUNITARIO DEL CONDADO DE TRAVIS 15822 Foothills Farm Loop, Bldg. D, <i>Pflugerville</i>	CENTRO COMUNITARIO RURAL DEL OESTE 8656 Hwy 71W, Bldg. A, <i>Oak Hill</i>	CENTRO COMUNITARIO RURAL DEL NOROESTE 18649 FM 1431, <i>Jonestown</i>	CENTRO COMUNITARIO RURAL DEL ESTE 600 W. Carrie Manor St., <i>Manor</i>	CENTRO COMUNITARIO DEL PALM SQUARE 100 N. IH-35, Suite 1000, <i>Austin</i>	CENTRO COMUNITARIO DE POST ROAD 2201 Post Rd., Suite 101, <i>Austin</i>
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AUDIENCIA PÚBLICA

El público puede presentar sus comentarios asistiendo a cualquiera de dos audiencias públicas planificadas para el martes 2 de julio de 2013 a las 9:00 AM y el martes 9 de julio de 2013 a las 9:00 AM en la sala de justicia del Comisionado del Condado de Travis, ubicada en 700 Lavaca, Austin, TX.


ENVÍO DE COMENTARIOS

El público puede enviar sus comentarios por correo postal a la dirección: CDBG Program, Travis County HHSVS P.O. Box 1748, Austin, TX 78767 o por e-mail a: cdbg@co.travis.tx.us.

El Condado de Travis está comprometido a cumplir con la Ley de Americanos con Discapacidades (ADA) y con la Sección 504 de la Ley de Rehabilitación de 1973, según su enmienda. Al solicitarlo, se proporcionarán modificaciones razonables e igual acceso a comunicaciones.

Si necesita ayuda, por favor llame al 512-854-3460.





APPENDIX C: LAKE OAK ESTATES PRIMARY SURVEY RESULTS

APPENDIX C: LAKE OAK ESTATES PRIMARY SURVEY RESULTS

Summary of Primary Survey Results and Low/Moderate Income Percentages

1.	Enter the Estimated total number of families in the service area:	43
2.	Enter the total number of families interviewed:	39
3.	Enter the total number of persons in the families interviewed:	126
4.	Enter the total number of persons in the families interviewed who are low and moderate income persons:	108
5.	Divide Line 4 by Line 3:	.857
6.	Multiply Line 5 by 100. This is the percentage of LMI persons in the service area.	85.7

Comparison of Distribution of Family Size by Family Income

Number of Persons in Family	Low/Moderate Income		Above Low/Moderate Income	
	Number	Percentage	Number	Percentage
1	7	21.9%	1	14.3%
2	5	15.6%	1	14.3%
3	5	15.6%	5	71.4%
4	6	18.8%	0	0.0%
5	4	12.5%	0	0.0%
6	3	9.4%	0	0.0%
7	2	6.3%	0	0.0%
8	0	0.0%	0	0.0%
9 or more	0	0.0%	0	0.0%
Total	32	100.0%	7	100.0%

Summary of Primary Survey Results Race and Ethnicity			
Race		Ethnicity	
Race Category Choices	Total Number	Number of Non-Hispanic	Number of Hispanic
White	29	25	4
Black/African American	0	0	0
Asian	0	0	0
American Indian/Alaskan Native	0	0	0
Native Hawaiian/Other Pacific Islander	0	0	0
Other or Multi-racial	97	13	84

APPENDIX D: CERTIFICATIONS

APPENDIX D: NON-STATE GOVERNMENT CERTIFICATION



In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing: The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan: It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace: It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - The dangers of drug abuse in the workplace;
 - The grantee's policy of maintaining a drug-free workplace;
 - Any available drug counseling, rehabilitation, and employee assistance programs; and
 - The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - Abide by the terms of the statement; and
 - Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

-
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying: To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction: The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan: The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3: It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

	08/06/2013
Signature/Authorized Official	Date
<div style="border: 1px solid black; padding: 2px; margin-top: 10px;">Samuel T. Biscoe</div>	
Name	
<div style="border: 1px solid black; padding: 2px; margin-top: 10px;">County Judge</div>	
Title	
<div style="border: 1px solid black; padding: 2px; margin-top: 10px;">P.O. Box 1748</div>	
Address	
<div style="border: 1px solid black; padding: 2px; margin-top: 10px;">Austin, Texas 78767</div>	
City/State/Zip	
<div style="border: 1px solid black; padding: 2px; margin-top: 10px;">512/854-9555</div>	
Telephone Number	

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation: It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan: Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan: It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds: It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011(a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with

CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force: It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws: The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint: Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws: It will comply with applicable laws.

Signature/Authorized Official

08/06/2013

Date

Samuel T. Biscoe

Name

County Judge

Title

P.O. Box 1748

Address

Austin, TX 78767

City/State/Zip

512/854-9555

Telephone Number

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code)
Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Palm Square Building	100 N. IH 35	Austin	Travis	TX	78701
Granger Building	314 W. 11th	Austin	Travis	TX	78701
700 Lavaca	700 Lavaca	Austin	Travis	TX	78701
Executive Office Building	411 W. 13th	Austin	Travis	TX	78701
Highland Mall Office	502 E. Highland Mall Blvd.	Austin	Travis	TX	78752
Northwest Rural Community Center	18649 FM 1431, Suite 6A	Jonestown	Travis	TX	78645
West Rural Community Center	8656-A Hwy 71W, Suite A	Oak Hill	Travis	TX	78735
Travis County Community Center	15822 Foothill Farms Loop, Bldg D	Pflugerville	Travis	TX	78660
East Rural Community Center	600 W. Carrie Manor	Manor	Travis	TX	78653
South Rural Community Center	3518 FM 973	Del Valle	Travis	TX	78617

6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
- All "direct charge" employees;

-
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
 - temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

08/06/2013

Date

Samuel T. Biscoe

Name

County Judge

Title

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Address

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